THIS INSTRUMENT PREPARED BY:

BOOK 10441 PG 650

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
ESA 0163, Inc. Suite 1100 450 East Las Olas Blvd. Fort Lauderdale, FL 33301	Same	Map 120-1 Parcel 154 (02DA-51213)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

David Strauss
Affiant

Subscribed and sworn to before me this 30th day of April, 1997.

Notary Public

My commission expires: 7/24/97

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

030239

97 MAY -5 AM 11:02

6988 05/05 0101 03CHECK 1955.50

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **LEON B. STRAUSS and wife, CHARLOTTE B. STRAUSS,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **ESA 0163, INC., a Tennessee corporation,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Stardust Commercial Park, Section 2, as shown on that plat prepared by Freeland-Clinkscales & Associates, Inc., dated June 24, 1996, last revised April 29, 1997, and recorded in Plat Book 9700, page 394, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> This being the same property conveyed to Leon B. Strauss and wife, Charlotte B. Strauss by deed of record in Book 8849, page 625, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1210 Murfreesboro Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set out on the attached Exhibit "A"; and the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of April, 1997.

LEON B. STRAUSS

CHARLOTTE B. STRAUSS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEON B. STRAUSS AND WIFE, CHARLOTTE B. STRAUSS, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 30th day of April, 1997.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/24/97

WD.815

EXHIBIT "A"

BK/10441PG652

PERMITTED ENCUMBRANCES

1. The Plan of record in Book 9700, page 394, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, and certain easements and setback lines.

2. Taxes for the year 1997 and subsequent years, a lien but not yet due and payable, which have been prorated between the parties and assumed by the Grantee, subject to adjustment.

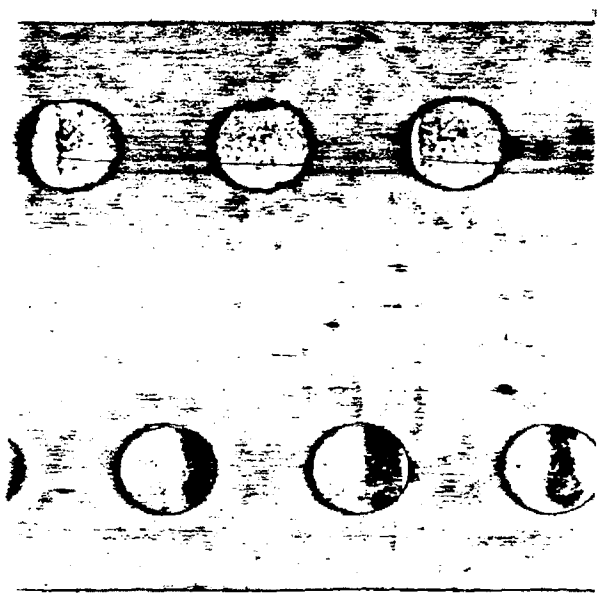
3. Right of way easement for access and water line purposes as set out in Book 1733, page 358, said Register's Office.

4. Sanitary Sewer and/or Storm Drainage easement of record in Book 3827, page 776, said Register's Office.

5. Deed of Declaration establishing joint access and common driveway easement of record in Book 5260, page 929, said Register's Office.

6. Common Driveway Easement of record in Book 5260, page 943, said Register's Office.

7. Matters shown on ALTA/ACSM Boundary and Topographic Survey for Extended Stay America prepared by Freeland-Clinkscales & Associates, Inc. dated June 24, 1996 and revised December 10, 1996.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

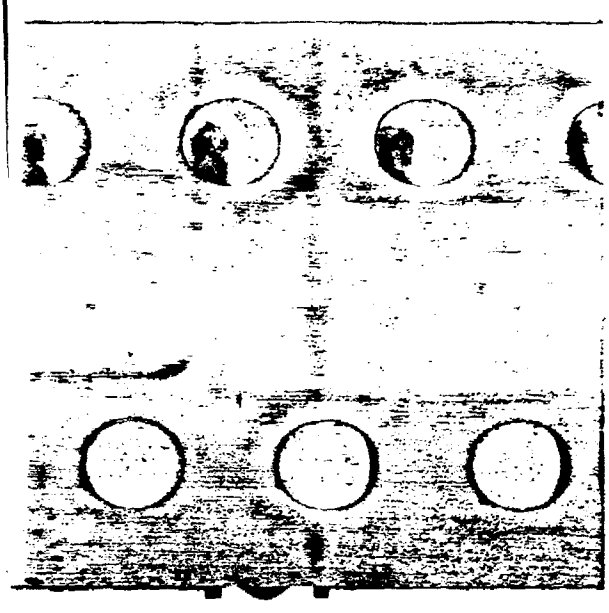
RECEIVED OF _____

FOR _____

BOOK 10441 PG 653

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	525000.00
			CON TX	1942.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1955.50
			CHECK	1955.50
05/05/97	01	11:04	0001	6980



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0301239

IDENTIFICATION REFERENCE

97 MAY -5 AM 11:02

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1147059