18B

WARRANTY DEED
(CORPORATE FORM)

BOOK 10525 PG 723

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. Todd Carpenter Eleven Greenway Plaza, Suite 3003 Houston, Texas 77046.	HKH Corporation c/o Lionel, Sawyer & Collins (NAME) 1700 Bank of America Plaza 300 South Fourth Street (STREET ADDRESS) Las Vegas NV 89101 (CITY) (STATE) (ZIP)	map 095-10 Parcel 0128.00

THIS INDENTURE, made and entered into this 16 day of June 19 97 by and between GGS (HI), Inc., a Hawaii corporation

a corporation organized and existing under and by virtue of the laws of the State of Tennessee party of the first part, and

HKH Corporation, a Nevada corporation party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville the County of Davidson, State of Tennessee,

See Exhibit "A" attached hereto and incorporated herein by this reference for all purposes.

0325176
IDENTIF. & REFERENCE
97 JUL 11 AM11:36
REGISTER
DAVIDSON COUNTY TN

3308 07/11 0101 03CHECK 6555.00

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:
Cheryl K. Hiraga
Secretary

GGS (HI), Inc., a Hawaii corporation
By: A. Nakata
President

STATE OF ~~TENNESSEE~~ HAWAII, COUNTY OF ~~SHELBY~~ HONOLULU

Before me, Catherine M Izumi, a Notary Public of said State and County aforesaid, personally appeared Mitsuru Iwasaki with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (~~herself~~) to be President of the GGS (HI), Inc., a Hawaii corporation, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (~~herself~~) as President

WITNESS my hand and seal, at office in Honolulu, Hawaii this the 16th day of June 19 97

Catherine M Izumi
Notary Public

My Commission Expires 27th day of February 19 97.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1,780,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Todd Carpenter, Own. Counsel
Affiant

Subscribed and sworn to before me this 19 day of June 19 97

Kathryn J Bevan
NOTARY PUBLIC
My commission expires: 10-11-2000

KATHRYN J. BEVAN
MY COMMISSION EXPIRES
October 11, 2000

PROPERTY ADDRESS:

Ramada Inn - Nashville
2425 Atrium Way
Nashville TN 37214

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Chicago Title Insurance Company
61 Adams Ave.
Memphis, Tennessee 38103

0325176

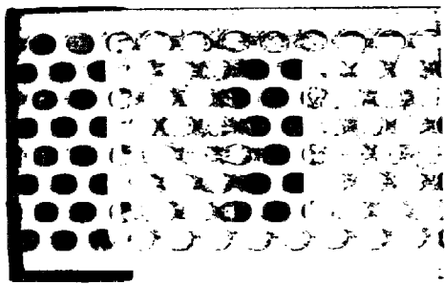
MAY 23 '97 02PM CHICAGO TITLE

EXHIBIT "A" BOOK 10525 PG 724

Being a parcel of land in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, located North of Elm Hill Pike on the easterly side of Briley Parkway, being Lot No. 9, as shown on the Plan of The Atrium, Phase Two, Part One, as of record in Plat Book 6250, pages 82 and 83, Register's Office for Davidson County, Tennessee, and being more particularly described as per the survey of Barge, Waggoner, Sumner and Cannon, Wendell H. Talley, Tennessee RLS No. 785, dated May 29, 1997, as follows:

Beginning at a point in the easterly right-of-way line of Briley Parkway, said point being the northwesterly corner of said Lot No. 8; Thence, leaving said right-of-way line, S 76 deg. 00' 00" E, 382.4.1 feet to a point in the westerly right-of-way line of Atrium Way; Thence, with said right-of-way line with a curve to the right 252.03 feet to a point, said curve having a central angle of 06 deg. 05' 35", a radius of 2,370.00 feet, a tangent of 126.14 feet and a chord of S 32 deg. 28' 30" W, 251.92 feet; thence, continuing with said right-of-way line S 35 deg. 31' 18" W, 124.73 feet to a point; thence, leaving said right-of-way line with the northerly line of Lot No. 8, as shown on said plan, N 76 deg. 00' 00" W, 244.76 feet to a point in the easterly right-of-way of Briley Parkway; thence with said right-of-way line with a curve to the right 355.42 feet to the point of beginning, said curve having a central angle of 07 deg. 21' 45", a radius of 2765.88 feet, a tangent of 177.95 feet and a chord of N 12 deg. 03' 14" E, 355.17 feet. Containing 114,061 square feet or 2.62 acres, more or less.

Being the same property conveyed to GGS (HI), INC., A HAWAII CORPORATION, by Deed from JACK F. KING, JR., SUB. TRUSTEE, of record in Book 8248, page 408, Register's Office for DAVIDSON County, Tennessee.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10525 PG 725

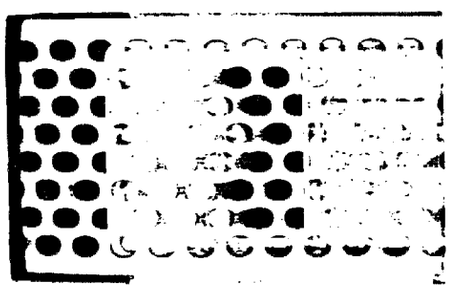
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAPT
1780000.00
CON TX 6556.00
PRFEE 1.00
WDEED 8.00
TOTAL 6595.00
CHECK 6595.00

07/11/97 01 11:37 0001 3208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0325176
IDENTIF. ↑ REFERENCE

97 JUL 11 AM 11:36

REGISTER
DAVIDSON COUNTY, TN

No. 1172954