Box 36

BOOK 10699 PG 371

THIS INSTRUMENT PREPARED BY:
John D. Claybrook, Esq.
Waller Lansden Dortch & Davis
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $5,975,000.00.

Thomas Hendrick
Affiant

Subscribed and sworn to before me, this 24th day of November, 1997.

[illegible]
Notary Public

My Commission Expires:
5/25/99

**********

ADDRESS OF NEW OWNER: SEND TAX BILL TO: MAP-PARCEL NO.

Columbus Vanderbilt Hotel Properties, L.L.C.
4400 Marsh Landing Blvd.
Suite 8
Ponte Vedra Beach, FL 32082
Attn: Thomas C. Hendrick

SAME

Map 92-12, Parcels 470, 472 and 477;
Map 92-16, Parcel 156

**********

## SPECIAL WARRANTY DEED

4673 11/26 0101 03CHECK 22132.50

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, SURESH IDNANI and POONAM IDNANI, as tenants in common ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto COLUMBUS VANDERBILT HOTEL PROPERTIES, L.L.C., a Louisiana limited liability company ("Grantee"), the heirs, representatives, successors and assigns of Grantee, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to-wit:

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See attached Exhibit A

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, the heirs, representatives, successors and assigns of Grantee, forever.

Grantors further covenant and bind themselves, their representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, the heirs, representatives, successors and assigns of Grantee, against the lawful claims of all persons claiming through and under Grantors (other than claims arising out of the matters set forth on Exhibit B attached hereto), but not further or otherwise. All exhibits referred to herein are attached hereto and incorporated herein by reference. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have caused this Special Warranty Deed to be executed on the 24th day of November, 1997.

Suresh Idnani

Poonam Idnani

STATE OF TENNESSEE)
COUNTY OF Davidson )

Personally appeared before me, John D. Claybrook, Suresh Idnani and Poonam Idnani, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of November, 1997.

Notary Public

My Commission Expires: 5/25/99

**EXHIBIT "A"**

**TRACT NO. I:**

A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being Lots Nos. 130 and 131 on the Plan of John Boyd Home Place, as of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya - Land Surveying, Inc., as follows:

Beginning at an iron pin set on the back edge of a sidewalk, the north right-of-way line of West End Avenue, a 90 foot road, southwestwardly 100.00 feet along the North right-of-way line of West End Avenue from the West right-of-way line of 18th Avenue North, a 50 foot road; thence with the back edge of the sidewalk, South 57° 11' 57" West 100.00 feet to an iron pin found; thence, with East boundary line of lot No. 129, John Boyd Home Place, the property of Emerik Properties Corporation, as recorded in Book 4864, Page 626, said Register's Office, North 32° 45' 38" West 160.00 feet to an iron pin found; thence, with the South right-of-way of Alley No. 382, a 20 foot alley, North 57° 11' 58" East 99.98 feet to a railroad spike found; thence, with the West boundary line of Lot No. 132, John Boyd Home Place, the property of Eighteen Hundred Corporation, as recorded in Book 2857, Page 575, said Register's Office; South 32° 46' 04" East 160.00 feet to the point of beginning, containing 16,000 square feet or 0.368 acres, more or less.

**TRACT NO. II:**

A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being Lot No. 119 on the Plan of John Boyd Home Place, of record in Plat Book 21, page 39, said Register's Office, and being more particularly described as follows:

Beginning at an existing iron pin at the back edge of a sidewalk, the South right-of-way line of Hayes Street, a 50 foot road, Southwestwardly 150.00 feet along the South right-of-way of Hayes Street from the West right-of-way line of 18th Avenue North, a 50 foot road; thence, with the West boundary line of Lot No. 118, John Boyd Home Place, the property of Joe M. Rogers as recorded in Book 6453, page 533, said Register's Office, South 32° 48' 33" East 180.08 feet to an existing iron pin in concrete; thence, with the North right-of-way line of Alley No. 382, a 20 foot alley, South 56° 54' 21" West 50.15 feet to railroad spike found; thence, with the East boundary of Lot No. 120, John Boyd Home Place, the property of Emerik Properties Corporation as recorded in Book 4864, page 626, said Register's Office, North 32° 45' 38" West 180.00 feet to an iron pin found; thence with the back edge of the sidewalk, the South right-of-way line of Hayes Street, North 56° 48' 49" East, 50.00 feet to the point of beginning, containing 9,008 square feet or 0.207 acres, more or less.

**Exhibit "A" (continued)**

**TRACT NO. III:**

Being all of Lot No. 132 and Lot No. 133 on the Plan of the John Boyd Home Place, of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod back of sidewalk, said point being the Southeast corner of the herein described tract, and being further described as being the intersection of northerly margin of West End Avenue and the westerly margin of 18th Avenue North; thence, in a westerly direction with the northerly margin of West End Avenue, South 57° 11' 57" West 100.00 feet to an iron pin old; thence, leaving said margin in a northerly direction with the easterly lot line, Lot No. 131, said recorded plat; North 32° 46' 04" West 160.00 feet to a Railroad Spike found; thence, in an easterly direction with the South margin of Alley No. 382, North 57° 11' 58" West 99.98 feet to a P.K. Nail found; thence in a southerly direction with the West margin of 18th Avenue North, South 32° 46' 25" East 160.00 feet to the point of beginning, containing 15,998.08 square feet or 0.367 acres.

**TRACT NO. IV:**

Being all of Lot No. 116 and 117 on the Plan of the John Boyd Home Place, of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set, said point being the Northeast corner of the herein described tract and being further described as being the intersection of the South margin of Hayes Street and the West margin of 18th Avenue North; thence, in a southerly direction with the westerly margin of 18th Avenue North, South 32° 46' 25" East 180.00 feet to an iron pin set, said point being the Northwest corner of intersecting margins of 18th Avenue North and Alley No. 382; thence in a westerly direction with the North margin of Alley No. 382, South 57° 09' 58" West 99.90 feet to a Railroad Spike set; thence, leaving said margin in a northerly direction with East lot line, Lot No. 118, 1805 Hayes Street Associates, as recorded in Deed Book 6745, page 604, said Register's Office, North 32° 45' 18" West 180 feet to an iron pin found, said point being in the South margin of Hayes Street; thence, in an easterly direction with a South margin of Hayes Street, North 57° 09' 58" East 99.92 feet to the point of beginning, containing 17,990.85 square feet or 0.413 acres, more or less.

**Exhibit "A" (continued)**

Tracts Nos. I through IV being the same property conveyed to Sham Idnani and Suresh Idnani, as tenants in common, by Deed from Sham Idnani and Saroj S. Idnani, his wife, of record in Book 8764, page 733, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 9988, page 39, re-recorded in Book 10134, page 751, said Register's Office, Sham Idnani conveyed all his right, title and interest in said property to Poonam Idnani.

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EXHIBIT B

Permitted Exceptions

1. All existing building setbacks, and all existing easements and rights of way for electric, gas, water, sewer, drainage and other public or private utilities or public and private streets or roadways whether or not of record, encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey or inspection of the Property.

2. Such covenants, agreements and restrictions and such reservations of oil, gas, and other mineral rights, as exist of record.

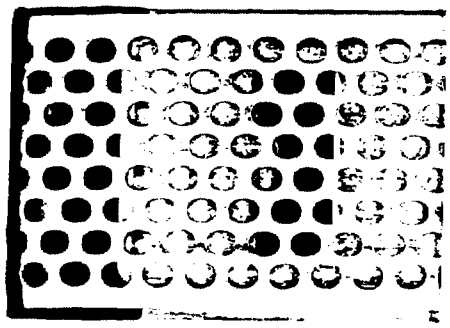
3. Applicable government regulations, planning and zoning ordinances relating to the Property which affect its use, improvements, enjoyment and maintenance.

4. 1997 Metropolitan Government real property taxes due but not yet payable.

0374194
IDENTIF. & REFERENCE

97 NOV 26 PM 3:18

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10699 PG 377

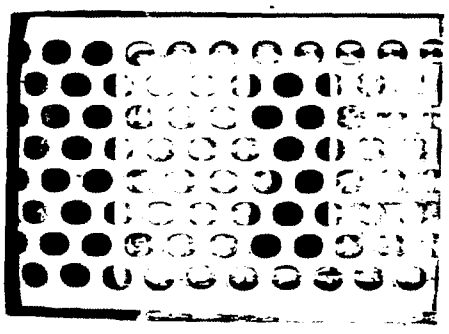
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
5975000.00
CON TX 22107.50
PRFEE 1.00
WDEED 24.00
TOTAL 22132.50
CHECK 22132.50

11/26/97 01 15:22 0001 4673

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0374194
IDENTIF. & REFERENCE

97 NOV 26 PM 3:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1225517