BOOK 10879 PG 773

B0962

THIS INSTRUMENT PREPARED BY: **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $16,000,000.00. Affiant Subscribed and sworn to before me, this 8th day of April, 1998. Notary Public My Commission Expires:

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
OLH, L.P. One Gaylord Drive Nashville, TN 37214	SAME	062-00-0-029.00 3DZ 43300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUSIC VALLEY INNS, INC.,** a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **OLH, L.P.,** a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

The subject property is improved property, located at 2631 McGavock Pike, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT to the matters listed and described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 8th day of April, 1998.

GRANTOR:

MUSIC VALLEY INNS, INC.,
a Tennessee corporation

By: _____
Name: JOHN A. HOBBS
Title: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Hobbs, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of April, 1998.

_____
Notary Public

DANNELLE B. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/30/99

EXHIBIT A

PROPERTY DESCRIPTION

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING A PORTION OF LOT 1 ON THE PLAN OF RUDY'S CORNER, SECTION FIVE, OF RECORD IN BOOK 6200, PAGE 259 REGISTER'S OFFICE SAID COUNTY AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY EDWARD L. ADAMS TN RLS # 1139, GRESHAM, SMITH & PARTNERS, 1400 NASHVILLE CITY CENTER, 511 UNION STREET, NASHVILLE, TN 37219, JOB NO. 18390.01 MADE 02/07/98 AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE (OLD) LOCATED IN THE NORTH RIGHT-OF-WAY LINE OF MCGAVOCK PIKE (120 FOOT RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF JEANETTE CANTRELL RUDY OF RECORD IN DEED BOOK 6862, PAGE 888 AND BEING LOT 1 ON THE PLAN OF RUDY'S CORNER, SECTION FOUR OF RECORD IN BOOK 5190, PAGE 165 SAME BEING NORTH 82°51'05" W 157.3 FEET FROM THE WEST RIGHT-OF-WAY LINE OF BRILEY PARKWAY AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF MCGAVOCK PIKE NORTH 82° 51' 05" WEST 406.06 FEET TO AN IRON PIN (OLD); THENCE NORTH 83°39'42" WEST 57.56 FEET TO AN IRON PIN (NEW); THENCE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88° 45' 43", A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 61.97 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 39° 16' 51" WEST 55.95 FEET TO AN IRON PIN (NEW) IN THE EAST RIGHT-OF-WAY LINE OF MUSIC VALLEY DRIVE (RIGHT-OF-WAY IRREGULAR); THENCE WITH SAID EAST RIGHT-OF-WAY LINE NORTH 05° 06' 01" EAST 35.95 FEET TO AN IRON PIN (NEW); THENCE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 58° 47' 00", A RADIUS OF 448.00 FEET, AN ARC LENGTH OF 459.63 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 34° 29' 31" EAST 439.74 FEET TO AN IRON PIN (NEW); THENCE NORTH 63° 53' 01" EAST 253.66 FEET TO AN IRON PIN (NEW); THENCE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01° 52' 02", A RADIUS OF 522.00 FEET, AN ARC LENGTH OF 17.01 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 62° 57' 00" EAST 17.01 FEET TO A PK NAIL (NEW) BEING THE SOUTHWEST CORNER OF MUSIC VALLEY INNS, INC. OF RECORD IN DEED BOOK 6000, PAGE 44 SAME BEING IN THE SOUTH LINE OF LOT 2 ON THE PLAN OF SAID RUDY'S CORNER, SECTION FIVE; THENCE LEAVING EAST RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF MUSIC VALLEY INNS, INC. SOUTH 83° 26' 10" EAST 296.75 FEET TO AN IRON PIN (OLD) IN THE WEST RIGHT-OF-WAY LINE OF BRILEY PARKWAY (RIGHT-OF-WAY IRREGULAR); THENCE LEAVING SAID SOUTH LINE WITH SAID WEST RIGHT-OF-WAY LINE SOUTH 07° 08' 13" WEST 240.34 FEET TO AN IRON PIN (OLD) BEING THE NORTHEAST CORNER OF SAID JEANETTE CANTRELL RUDY; THENCE LEAVING WEST RIGHT-OF-WAY LINE WITH RUDY'S LINE NORTH 82° 51' 20" WEST 220.72 FEET TO AN IRON PIN (OLD); THENCE SOUTH 06° 57' 38" WEST 375.66 FEET TO THE POINT OF BEGINNING CONTAINING 6.72 ACRES, MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MUSIC VALLEY INNS, INC. BY DEED OF RECORD IN BOOK 6000, PAGE 044, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

1. 1998 Property taxes, a lien but not yet due and payable.

2. Agreement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5402, page 469, Register's Office for Davidson County, Tennessee.

3. Agreement regarding maintenance of a certain 30-foot wide joint access and public utility easement by and between Music Valley Inns, Inc., and Jeanette C. Rudy, et al., of record in Book 6852, page 100, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5420, page 898, Register's Office for Davidson County, Tennessee.

5. Temporary Construction Easement granted to State of Tennessee by deed of record in Book 10183, page 210, Register's Office for Davidson County, Tennessee.

6. Matters shown on the Plan of record Book 6200, page 259, Register's Office for Davidson County, Tennessee.

7. Right-of-Way for Street Purposes and Permanent Drainage and/or Public Utility Easement and Right of Entry for Temporary Construction Purposes, of record in Book 10676, page 593, Register's Office for Davidson County, Tennessee.

8. Right-of-Way for Street Purposes and Right of Entry for Temporary Construction Easement, of record in Book 10676, page 604, Register's Office for Davidson County, Tennessee.

9. All matters shown on the ALTA survey of the subject property prepared by Gresham & Smith, dated February 7, 1998, Job No. 18390.01.

04235578
IDENTIFICATION REFERENCE
98 APR -8 PM 4:01
1998 04/08 0101 03CHECK 59221.00

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

RECEIVED OF _____

FOR _____

BOOK 10879 PG 778

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

AMT 16,000,000.00
CON TX 59200.00
PRFEE 1.00
WDEED 20.00
TOTAL 59221.00
CHECK 59221.00

04/08/98 01 16:02 0001 1998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423578
IDENTIFICATION REFERENCE

98 APR -8 PM 4:01

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1278182