BOOK 10983 PG 178

SPECIAL WARRANTY DEED

FROM:	SUNTRUST BANK, NASHVILLE, N.A., formerly known as Third National Bank in Nashville, Grantor	This instrument was prepared by: Cynthia N. Sellers, Esq. Farris, Warfield & Kanaday, PLC Suite 1900 SunTrust Center Nashville, Tennessee 37219
TO:	AMERICAN HOSPITALITY CORPORATION, Grantee	

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
716 Old Hickory Blvd. Suite 400 Brentwood, TN 37027	Same	Map 102-8, Parcel 118

98 JUN 18 PM 3:09

0452476

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Fifty and 00/100 Dollars ($350,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 10th day of June, 1998.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: My Commission Expires MAR. 24, 2001

FOR AND IN CONSIDERATION OF the sum of Three Hundred Fifty and 00/100 Dollars ($350,000.00), the receipt and sufficiency of which are hereby acknowledged, SUNTRUST BANK, NASHVILLE, N.A., a national banking association, formerly known as Third National Bank in Nashville ("**Grantor**") has bargained and sold, and by these presents does transfer and convey unto AMERICAN HOSPITALITY CORPORATION, a Tennessee corporation ("**Grantee**"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

The Property is improved property.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 10th day of June, 1998.

SUNTRUST BANK, NASHVILLE, N.A.

By: Nicholas P. Burris

Title: Vice President

By: Dina Vowell

Title: AVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth J. Barbour, a Notary Public of said County and State, personally appeared Nicholas P. Burris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Vice President (or other officer authorized to execute the instrument) of SUNTRUST BANK, NASHVILLE, N.A., the within named bargainor, a national banking association, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by him self as Vice President.

NOTARY PUBLIC AT LARGE

Witness my hand and seal, at Office, this 10th day of June, 1998.

Elizabeth J. Barbour
Notary Public

My Commission Expires: My Commission Expires MAR. 24, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth J. Barbour, a Notary Public of said County and State, personally appeared Nina Nowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be AVP (or other officer authorized to execute the instrument) of SUNTRUST BANK, NASHVILLE, N.A., the within named bargainor, a national banking association, and that she as such AVP executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by her self as AVP.

Witness my hand and seal, at Office, this 10th day of June, 1998.

Elizabeth J. Barbour
Notary Public

My Commission Expires: My Commission Expires MAR. 24, 2001

NOTARY PUCLIC AT LARGE

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, being Lot No. 2 on the plan of Charlotte Center, of record in Book 6900, page 861, Register's Office for Davidson County, Tennessee, which is a Resubdivision of Wiggins Plaza of record in Book 4860, page 81, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Third National Bank in Nashville (now SunTrust Bank, Nashville, N.A.) by deed from Wiggins Associates, a Georgia general partnership composed of W. B. Wiggins, Jr., Richard J. Dora and Frank Pridgers, Jr. of record in Book 4988, page 772, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Davidson County taxes for 1998, a lien but not yet due and payable.

2. Easements, conditions and restrictions as set out in the Reciprocal Easement Agreement of record in Book 4984, page 80, Register's Office for Davidson County, Tennessee and as partially released in Book 6219, page 136, said Register's Office, and as amended in Book 10983, page 171, said Register's Office.

3. Matters shown on the Plan of record in Book 6900, Page 861, said Register's Office.

2868 06/18 0101 03CHECK 1316.00

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

RECEIVED OF _____

FOR _____

BOOK 10983 PG 183

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	350000.00
			CON TX	1295.00
			PRFEE	1.00
			MDEED	20.00
			TOTAL	1316.00
			CHECK	1316.00
06/18/98	01		15:09 0001	2868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0452476
IDENTIF. # REFERENCE

98 JUN 18 PM 3:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1308709