BOOK 11143 PAGE 657

This Instrument Prepared By:

Renard A. Hirsch, Sr., Attorney
619 Woodland Street
Nashville, Tennessee 37206
615-242-5003

The Name and Address of the new owner is:

Nashville Hotel Partners, LLC
1400 Brick Church
Nashville, Tennessee 37207

WARRANTY DEED

This Deed, made and entered into on the day and year below written by and between Mona Enterprise, Inc., hereinafter referred to as, GRANTOR, and Nashville Hotel Partners, LLC, hereinafter referred to as GRANTEE.

WITNESSETH:

That for and in consideration of $3,200,000.00 (Three Million Two Hundred Thousand Dollars) and other good and other valuable consideration, paid by the GRANTEE to the GRANTOR, receipt of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells, conveys, remises, releases and transfers to the GRANTEE, its successors and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land lying and being in Davidson, County, Tennessee and more particularly described as follows:

SEE EXHIBIT "A"

This conveyance is made to the Grantee, its successors and assigns.

To have and to hold said tract or parcel of land, together with all privileges and appurtenances thereto belonging to the said GRANTEE and its successors and assigns in fee simple forever.

Grantor covenants and warrants that it is seized of said land in fee and have the right to convey the same in fee simple; that the same is free and clear of all encumbrances and that it will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, said GRANTOR has hereunto set their signatures on the date below written.

Dated: 9-30-98

Mona Enterprise, Inc.

By: _____
Monu Patolia, President

98 OCT -5 PM 4:02
REGISTER
DAVIDSON COUNTY, TN.

0496445
IDENTIFICATION REFERENCE

STATE OF TENNESSEE]
COUNTY OF Davidson]

Before me Renard A. Hirsch, Sr of the state and county aforesaid, personally appeared Monu Patolia, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing document and who upon oath, acknowledged himself to be President of Mona Enterprise, Inc., the within named bargainor, a corporation, and that as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Monu Patolia, as President.

Notary Public

My Commission Expires: My Commission Expires SEPT. 18, 1999

The actual Consideration or value of this transfer, whichever is greater, is $3,200,000.00.

Affiant 9/30/98

STATE OF TENNESSEE]
COUNTY OF Davidson]

STATE OF TENNESSEE]
COUNTY OF Davidson]

Before me Renard A. Hirsch of the state and county aforesaid, personally appeared Monu Patolia, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing document and who upon oath, acknowledged himself to be President of Mona Enterprise, Inc., the within named bargainor, a corporation, and that as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Monu Patolia, as President.

Notary Public

My Commission Expires: My Commission Expires SEPT. 18, 1999

MAIL TAX BILLS TO:

Nashville Hotel Partners, Inc.
1400 Brick Church Pike
Nashville, Tennessee 37207

MAP-PAR 71-6-45

EXHIBIT "A"

Land in Davidson County, Tennessee, being a part of Lots 1 and 20 and all of Lots 16, 17, 18, 19 and part of a public alley abandoned by Metro Council Bill No. 64-324, as shown on the Plan of John Scruggs Subdivision of record in Book 161, page 86, Register's Office for said County, more particularly described according to a survey by Ragan-Smith Associates dated September 2, 1998, Job No. 98-120, as follows:

Beginning at an iron pin set at the intersection of the west right-of-way line of Brick Church Pike (71-foot public R.O.W.) And the north right-of-way line of Arctic Avenue (50-foot public R.O.W.) Thence,

1. With the north right-of-way line of Arctic Avenue, N 88° 10' 22" W, 620.87 feet to an iron pin (set) at the southeast property corner of Tract No. 2 as deeded to Leonard A. Stephens as of record in Deed Book 7275, page 716, R.O.D.C., Tennessee; thence,
2. Leaving said right-of-way line, with the east property line of said Tract No. 2, N 08° 26' 28"E 140.67 feet to an iron pin (set) in the south property line of Tract No. 1 as deeded to Craig Payne, Trustee as of record in Deed Book 6763, page 142, R.O.D.C., Tennessee; said pin being 130.30 feet east of an existing concrete monument at the southwesterly property corner of Tract No. 1; thence
3. With the south property line of Tract No. 1, Craig Payne, Trustee property, in part, S 81° 34' 14"E 204.86 feet to an iron pin (set); thence,
4. S 83° 53' 09" E, 281.43 feet to an existing iron pin; thence,
5. N 05° 36' 21" E, 28.39 feet to an existing iron pin; thence,
6. S 85° 06' 02" E, 94.02 feet to an existing iron pi in the west right-of-way line of Brick Church Pike (R.O.W. width varies at this point); thence,
7. With the west right-of-way line of Brick Church Pike, S 21° 32' 17" E, 66.05 feet to an iron pin (set); thence,
8. S 03° 14' 48" W, 57.82 feet to the Point of Beginning and containing 70,652 square feet or 1.6220 acres more or less as calculated by the above courses which were determined within the precision requirements of a Category "I" Survey as adopted by the Tennessee State Board of Examiners for Land Surveyors.

Being the same property conveyed to Mona Enterprises, Inc. by deeds of record in Book 6333, page 793, Book 6337, page 557, Book 6366, page 150, Book 6395, page 644 and Book 6428, page 619, Register's Office for said County.

9861 10/05 0101 03CHECK 11855.00

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
3200000.00
CON TX 11840.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 11855.00
CHECK 11855.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/05/98 01 16:04 0001 9861

0496445
IDENTIF. & REFERENCE

98 OCT -5 PM 4:02
JILL GARDENHIRE REGISTER
DAVIDSON COUNTY, TN.

No. 1355131