0513964

IDENTIF. # REFERENCE

41

This Instrument Prepared By:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, Tn 37219
00288565, Box 25

98 NOV 17 PM 3:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

| ADDRESS NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NUMBERS |
|---|---|---|
| AM & PS, LLC<br>720 Royal Parkway<br>Nashville, Tn. 37214 | Owner<br>same | Map 108-01<br>Parcel 79 |

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FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by AM & PS, LLC, a Tennessee limited liability company, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Nashville Super 8, Ltd, a California limited partnership, has this day bargained and sold and does hereby transfer and convey unto the said AM & PS, LLC, a Tennessee limited liability company, the Grantee herein its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $2,900,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of November, 1998.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 9-23-2000

This is improved (x) unimproved ( ) property, known as:
720 Royal Parkway, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its

successors and assigns, forever, Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for matters shown on Schedule B, attached hereto. 

GRANTOR FURTHER COVENANTS AND BINDS itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 13th day of November, 1998, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NASHVILLE SUPER 8, LTD, a California limited ~~liability company~~ partnership

By: GHG Hospitality, Inc.,
ITS CORPORATE GENERAL PARTNER

BY: _____
its Vice President

STATE OF CALIFORNIA )
)
COUNTY OF SAN DIEGO )

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared STEPHEN BURCHETT ==========, 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 of GHG Hospitality, Inc., a California corporation, the within named bargainor, a corporation, and that he as such person being authorized so to do, executed the foregoing instrument for the purpose therien contained, by signing the name of the corporation by himself as Stephen Burchett.

WITNESS my hand and seal, at office, this 13th day of November, 1998.

_____
NOTARY PUBLIC

Commission expires: December 1998

SANDRA E. MERCADO
COMM. # 1047616
Notary Public — California
SAN DIEGO COUNTY
My Comm. Expires DEC 18, 1998

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Metro Airport Center, Section 4, Phase 7, of record in Book 6900, page 473, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the southerly right of way line of Royal Parkway, said point of beginning being the northwest corner of the Final Plat of Metro Airport Center, Section 4, Phase 6, of record in Book 6900, page 241, said Register's Office and the northeast corner of the herein described tract; thence S 10 deg. 46' 12" W, 443.42 feet; thence, N 56 deg. 22' 05" W, 215.45 feet; thence N 34 deg. 40' 03" W, 33.18 feet; thence, N 9 deg. 09' 32" E, 142.91 feet; thence, S 79 deg. 38' 56" E, 22 feet; thence, N 10 deg. 46' 12" E, 193.42 feet to a point in the southerly right of way line in Royal Parkway; thence, along said Parkway S 79 deg. 13' 48" E, 204.18 feet to the point of beginning.

Being the same property conveyed to Motels of America - Series XI, a California limited partnership, by deed from Motels of America, Inc., of record in Book 7780, page 184, said Register's Office, as corrected by Instrument of Correction of record in Book 9311, page 54, Register's Office for Davidson County, Tennessee. Motels of America Series XI, has since changed its name to Nashville Super 8 Ltd., by Amendment to Certification of Limited Partnership filed with the Secretary of State for the State of California on January 17, 1990.

EXHIBIT B

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive Covenants contained in an instrument of record in Book 4339, page 881, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

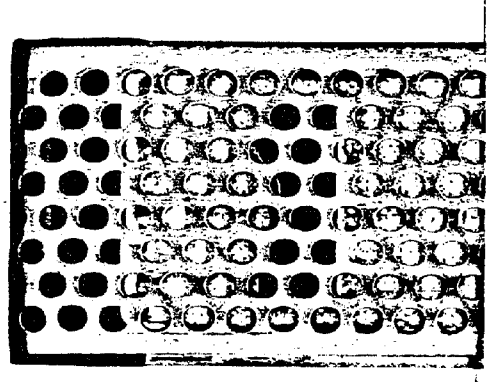
2. Declaration of Covenants, Conditions and Restrictions of record in Book 6477, page 870, including but not limited to easements, assessments, special assessments, and By-Laws of Metro Airport Property Owners Association of record in Book 6477, page 890, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 6900, page 473, Register's Office for Davidson County, Tennessee.

4. Declaration of restrictions of record in Book 6973, page 359, said Register's Office.

5. Survey by Land Surveying Consultants, dated December 22, 1993, revised November 10, 1998, Tennessee License No. 1127, shows an encroachment of the asphalt parking area and the motel sign over a portion of a 15 foot public utility and drainage easement which crosses the southeasterly portion of the lot.

8476 11/17 0101 03CHECK 10749.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

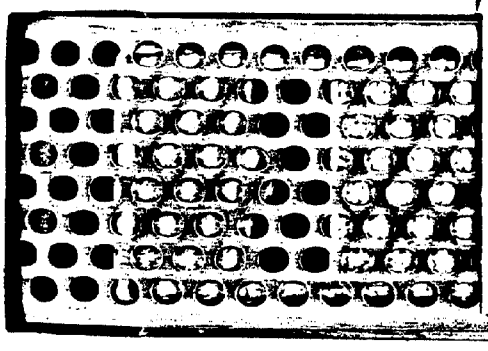
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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED |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

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

CAMT
2900000.00
CON TX 10730.00
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 10749.00
CHECK 10749.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/17/98 01 15:53:0001 8476



05/3964
IDENTIF. & REFERENCE

98 NOV 17 PM 3:53

ILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1373549