40957 Box 4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $60,597

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE:
DECEMBER 21, 1998

NOTARY PUBLIC

COMMISSION EXPIRES: 08-01-2000

ELIZABETH COWART
Notary Public
State of Texas
Comm. Expires 8-1-2000

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
FelCor Lodging Limited Partnership
545 E. John Carpenter Freeway, Suite 1300
Irving, TX 75062

BOOK 11267 PAGE 873

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Duke Realty Limited Partnership 8888 Keystone Crossing # 1200 Indianapolis, Indiana 46240-2182	SAME	107-129

98 DEC 28 PM 3:37
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0529324

THIS SPECIAL WARRANTY DEED, made the 21st day of December, 1998, in the year One Thousand Nine Hundred Ninety-Eight, between **FelCor Lodging Limited Partnership**, a Delaware limited partnership, successor by mergers to Embassy of Tennessee, Inc., as party or parties of the first part, hereinafter called "Grantor," and **Duke Realty Limited Partnership**, an Indiana limited partnership, as party or parties of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien convey, and confirm unto Grantee, all that tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (hereinafter referred to as the "Real Property").

TO HAVE AND TO HOLD the Real Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only use, benefit, and behoof of Grantee forever in FEE SIMPLE, subject to (i) validly existing and enforceable rights, interests

and estates, if any do in fact exist, and only to the extent that same do in fact exist, and are applicable to the Real Property, of third parties in connection with any item of record in the Register's Office of Davidson County, Tennessee, including without limitation, the restrictive covenants set forth in that certain Declaration of Protective Covenants, Century City, McGavock Pike at Elm Hill Pike, Nashville, Tennessee recorded in Book 6504, Page 723, Register's Office, Davidson County, Tennessee, (ii) all matters shown on the plat of Century City, a subdivision of record in Plat Book 6250, Page 339, Register's Office of Davidson County, Tennessee, (iii) all matters shown on the plat of the Resubdivision of Lot "O", Century City, a resubdivision of record in Plat Book 11190, Page 16, Register's Office of Davidson County, Tennessee, and (iv) all matters shown on Survey No. 95-173, dated August 11, 1998, prepared by Ragan-Smith Associates.

AND Grantor will warrant and forever defend the right and title to the Real Property unto Grantee against the claims of all persons claiming by, under to through Grantor, subject however as aforesaid.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year first above written.

Signed, sealed and delivered in
the presence of:

Unofficial Witness

FELCOR LODGING LIMITED PARTNERSHIP,
a Delaware limited partnership

By: FelCor Lodging Trust Incorporated,
a Maryland corporation, General Partner

By: _____
Thomas J. Corcoran, Jr.
President

Attest: Charles N. Nye
Printed Name: CHARLES N. NYE
Printed Title: VICE PRESIDENT AND ASST SEC.

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Thomas J. Corcoran, Jr., President of FelCor Lodging Trust Incorporated, a Maryland corporation, in its capacity as general partner of FelCor Lodging Limited Partnership, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of December, 1998.

ELIZABETH COWART
Notary Public
State of Texas
Comm. Expires 8-1-2000

Elizabeth Cowart
Notary Public in and for the State of Texas

Name: Elizabeth Cowart
My commission expires: 08-01-2000

After Recording Return To:

_____

_____

_____

S:\Charlie\Nashville Land\SpecialWarrantyDeed.wpd

EXHIBIT "A"

BOOK 11267 PAGE 876

BEING a tract of land located in Metropolitan Nashville, Davidson County, Tennessee and being all of Lot "1", Resubdivision of Lot "O", Century City, a resubdivision of record in Plat Book 11190, page 16, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the southwest corner of Lot 25 of The Highlands, a subdivision of record in Plat Book 2663, page 127, Register's Office of Davidson County, Tennessee, and being South 50 deg. 32' 07" East, 112.29 feet from the northwest corner of said Lot 25, said northwest corner being on the easterly right-of-way line of Ermac Drive, thence;

With the southerly line of said Lot 25, South 84 deg. 27' 19" East, 153.67 feet to an iron pin set on the westerly line of Lot 2 of the Resubdivision of Century City West a subdivision of record in Plat Book 9700, page 573, Register's Office of Davidson County, Tennessee; thence,

Leaving the southerly line of said Lot 25 and with the common line of said Lot "O" and said Lot 2, South 04 deg. 05' 32" West, 263.15 feet to an existing iron pin at the southwest corner of said Lot 2; thence,

Leaving said common line and with a severance line crossing said Lot "O", North 84 deg. 27' 15" West, 153.47 feet to an iron pin set on the easterly line of said Highlands Subdivision; thence,

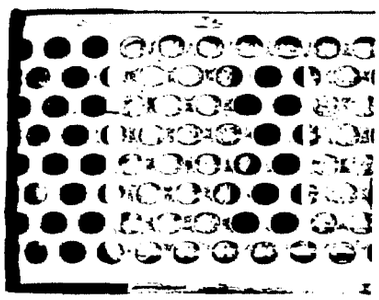
With said easterly line, North 04 deg. 02' 56" East, 263.15 feet to the point of beginning.

BEING the same property conveyed to Embassy of Tennessee, Inc. (through mergers such interest now held by FelCor Lodging Limited Partnership), by Deed of Record in Book 8464, page 788, Register's Office for Davidson County, Tennessee.

4881 12/28 0101 03CHECK 243.21

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11267 PAGE 877

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

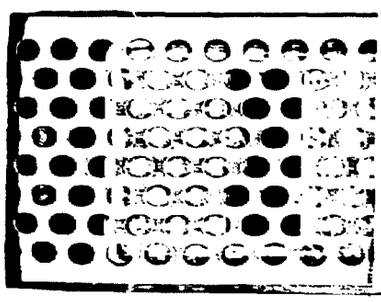
0529324
IDENTIF. & REFERENCE

98 DEC 28 PM 3:37

REGISTER
DAVIDSON COUNTY, TN.

CAMT	60597.00
CON TX	224.21
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	243.21
CHECK	243.21

12/28/98 01 15:35 0001 4881



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406399