 Box 36

WARRANTY DEED

THIS INDENTURE, made and entered into on this 29th day of Jan., 1999, by and between **SURPAT HOTELS,** a Tennessee general partnership, party of the first part, and **SPRINGHILL SMC CORPORATION,** a Delaware corporation, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the real estate, situated and being in the County of Davidson, State of Tennessee, as more particularly set forth on Exhibit A attached hereto and made a part hereof.

Being the same property described under Instrument No. 13036 in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as set out above, and for 1999 Davidson County and City of Nashville realty taxes; subdivision restrictions, building lines and easements of record in Register's Office of Davidson County, Tennessee, as more particularly described on Exhibit A, attached hereto and made a part hereof, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written

SURPAT HOTELS.
A Tennessee general partnership

By: _____ (SEAL)
Name: RAMESH SURATI
Its: Managing General Partner

44058 compare to Mcdocs 41746

STATE OF TENNESSEE:
COUNTY OF ~~DAVIDSON.~~ Williamson SS#

Before me, the undersigned, a Notary Public at Large within said State, at Brentwood TN, duly commissioned and qualified, personally appeared Ramesh Surati, the Managing General Partner of Surpat Hotels, a Tennessee general partnership, to me known to be the person described in and who executed the foregoing instrument as the Managing General Partner of said general partnership, and acknowledged that he executed the same for the purposes therein contained.

Witness my hand and seal, at office, this 29th day of Jan., 1999.

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 5/28/2000

Notary Public

I, being the Managing General Partner of Surpat Hotels, a Tennessee general partnership, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is One Million Two Hundred Thousand and 00/100 Dollars ($1,200,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of Jan., 1999.

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 5/28/2000

730

Property Address: ~~703~~ 703 Royal Parkway
Nashville, Tennessee
37214

Parcel I.D. No.: 108-01-068.00

Mail tax bill to:
Springhill SMC Corporation
10400 Fernwood Road
Bethesda, Maryland 20817

Name and address of property owners:
Springhill SMC Corporation
10400 Fernwood Road
Bethesda, Maryland 20817

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Being a parcel of land lying in the Fourteenth Councilmanic District, Nashville, Davidson County, Tennessee, and being all of Lot No. 11 of the Metro Airport Center, Section 4, Phase 6 Plat, of record in Plat Book 6900, page 682, Register's Office for Davidson County, Tennessee, being more particularly described as follows: **

Beginning at an existing concrete monument at the southerly return curve at the southwest corner of the intersection of Airport Center Drive and Royal Parkway; thence,

1. Along the westerly right-of-way line of Airport Center Drive, South 10 deg. 46 min. 08 sec. West, 231.09 feet to an existing concrete monument; thence,

2. With a curve to the right, said curve having a radius of 476.96 feet, a central angle of 35 deg. 27 min. 06 sec., an arc length of 295.12 feet to an iron pin (set), said curve also having a chord bearing and distance of South 28 deg. 54 min. 27 sec. West, 290.43 feet; thence,

3. South 47 deg. 00 min. 31 sec. West, 26.67 feet to an existing iron pin in the northeast corner of property conveyed to HPTWN Corporation of record in Book 10043, page 30, R.O.D.C., said point also being the southeast corner of the property herein described; thence,

4. With the northerly line of the HPTWN Corporation property, North 56 deg. 31 min. 46 sec. West, 286.02 feet to an existing iron pin in the southeast corner of property conveyed to Motels of America of record in Book 9311, page 54, R.O.D.C., said point also being the southwest corner of the property herein described; thence,

5. With the easterly line of the Motels of America property, North 10 deg. 46 min. 12 sec. East, 443.42 feet to an existing iron pin located in the southerly right-of-way line of Royal Parkway, said point also being the northeast corner of the property herein described; thence,

6. Continuing in an easterly direction along the southerly right-of-way line of Royal Parkway, South 79 deg. 13 min. 51 sec. East, 345.05 feet to an existing concrete monument; thence,

7. With a curve to the right, said curve having a radius of 25.00 feet, a central angle of 90 deg. 27 min. 01 sec., an arc length of 39.47 feet and a chord bearing and distance of South 33 deg. 59 min. 34 sec. East, 35.49 feet to the Point of Beginning, containing 180,049 square feet, or 4.13 acres, more or less.

Being the same property conveyed to Surpat Hotels, a Tennessee General Partnership, by Limited Warranty Deed from Resolution Trust Corporation, as Receiver for Independence Federal Bank, F.S.B., of record in Book 9533, page 221, Register's Office for Davidson County, Tennessee.

**as taken from a survey, with a last revision date of January 27, 1999, by RAGAN-SMITH-ASSOCIATES, INC., RLS Tenn. No. 1796.

0543004
IDENTIF. ↑ REFERENCE

99 FEB -1 AM 10:31

REGISTER
DAVIDSON COUNTY, TN.

44058 compare to Mcdocs 41746

BOOK 11319 PAGE 8

THIS INSTRUMENT PREPARED BY:

Linda S. Harris, Esquire
Linda S. Harris & Assoc.
Attorneys-At-Law
213 Ward Circle, Suite 200
Brentwood, Tennessee 37027

RETURN TO:

Ellen F. Dyke
Venable, Baetjer and Howard, LLP
2010 Corporate Ridge
Suite 400
McLean, Virginia 22102

9447 02/01 0101 03CHECK 4459.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11319 PAGE 9

RECEIVED OF _____

FOR _____

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

CAMT	
	1200000.00
CON TX	4440.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	4459.00
CHECK	4459.00

02/01/99 01 10:29 0001 9447

0543004

IDENTIF. A REFERENC

99 FEB -1 AM 10:31

REGISTER
DAVIDSON CO. TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418813