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

Box 3

THIS INSTRUMENT PREPARED BY:

Mathew A. Nyman, Esquire
Hunton & Williams
1751 Pinnacle Drive
Suite 1700
McLean, Virginia 22102

PROPERTY OWNER AND MAIL TAX BILLS TO:
JRH Brentwood, L.P.
2300 Peachford Road
Suite 2250
Building 2
Atlanta, Georgia 30338

PROPERTY ADDRESS:

5630 Franklin Pike Circle
Nashville,
Tennessee

TAX PARCEL NO.
160-184

WHEN RECORDED RETURN TO:
M. Clay Bethell
Baker, Donelson, Bearman
& Caldwell
2000 First Tennessee Bldg.
Memphis, Tennesee 38103

BOOK 11440 PG. 571

99 APR 21 AM 9:57
REGISTER
DAVIDSON COUNTY, TN.

0576647
REFERENCE

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 16 day of April, 1999, by and between EQUITY INNS PARTNERSHIP, L.P., a Tennessee limited partnership, party of the first part, and JRH BRENTWOOD, L.P., a Tennessee limited partnership, party of the second part.

WITNESSETH: That for the consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said 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 described on Exhibit A attached hereto and incorporated herein by reference.

This being the same real estate conveyed to said party of the first part by Special Warranty Deed of record under Instrument No. 0320546 in Book 10508, Page 237 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, its 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 for any and all validly existing encumbrances, easements, conditions and restrictions as now reflected by the land records of the County of Davidson, Tennessee, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all parties claiming by, through or under the said

party of the first part, but not further or otherwise, subject to matters of record now reflected in the land records of the County of Davidson, Tennessee.

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.

[THIS SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURES ON NEXT PAGE]

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

EQUITY INNS PARTNERSHIP, L.P.,
a Tennessee limited partnership

By: EQUITY INNS TRUST,
its general partner

By: _____
Name: Phillip H. McNeill
Title: CEO

STATE OF Tennessee

COUNTY OF Shelby

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Phillip H. McNeill with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the CEO of Equity Inns Trust, a Maryland real estate investment trust, as general partner of Equity Inns Partnership, L.P., a Tennessee limited partnership, and that Phillip H. McNeill as such CEO of Equity Inns Trust, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing on behalf of the Grantor by the said Equity Inns Trust as duly authorized.

WITNESS my hand and seal at office this 12th day of April, 1999.

Connie S Bergal
Notary Public

My commission expires:

SHELBY COUNTY, TENN. CONNIE S. BERGAL NOTARY PUBLIC AT LARGE JAN. 31, 2001

BOOK 11440 PG. 574

AFFIDAVIT OF VALUE

I, or we, 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 $7,050,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Scott Young, agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 19th day of April, 1999.

M Clay Bottell
Notary Public

My Commission Expires: 3/12/2002

Nashville (Brentwood), TN

Exhibit "A"

Being a parcel of land in Nashville, First Civil District, Thirty-Second Councilmanic District, Davidson County, Tennessee, lying between Interstate 65 and Franklin Pike Circle, north of Old Hickory Boulevard, being Lots 1 and 2 shown on plan of McArthur Subdivision, of record in Book 5200, Page 363, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the easterly right-of-way of Franklin Pike Circle, being 393-feet more or less northeasterly from the northerly right-of-way of Old Hickory Boulevard, said pin further described as being the southwest corner of the herein described parcel and being the common front corner of Lots 2 and 3 shown on said McArthur Subdivision;

THENCE, with said right-of-way of Franklin Pike Circle, N 27°03'38" E, 93.40 feet to a concrete monument;

THENCE, with a curve to the right 148.66 feet to an iron pin in concrete, said curve having a central angle 20°01'22", a radius of 425.41 feet, a tangent distance of 75.10 feet and a chord of N 37°01'48" E, 147.91 feet;

THENCE, continuing with said right-of-way N 47°10'28" E, 188.67 feet to an iron pin;

THENCE, leaving said Franklin Pike Circle, with the southerly boundary to James B. Martin of record in Book 6093, Page 54, R.O.D.C., S 67°47'06" E, 137.37 feet to an iron pin in the westerly right-of-way of Interstate 65 (controlled access right-of-way);

THENCE, with said right-of-way S 25°45'01" W, 370.27 feet to a concrete R.O.W. monument;

THENCE, continuing with said right-of-way S 42° 02' 48" W, 59.80 feet to an iron pin;

THENCE, leaving said Interstate 65, with the common line between said Lots 2 and 3, same being the northerly boundary to FFCA Acquisition Corporation, of record in Book 9869, Page 401, R.O.D.C., N 62°55'00" W, 220.36 feet to an iron pin in the easterly right-of-way of Franklin Pike Circle, the point of beginning.

Containing 85,539 square feet or 1.96 acres, more or less. This being the same property as shown in Book 10508, Page 237, R.O.D.C.

TOGETHER WITH, all right, title and interest in and to the Cross Easement for Ingress and Egress and for Parking recorded September 17, 1981, in Book 5796, Page 67, Register of Deeds of Davidson County, Tennessee.

Being the same property depicted on that certain survey of Hampton Inn, prepared by Barge, Waggoner, Sumner and Cannon, Inc., Wendell H. Talley, Sr., T.R.L.S. No. 785, dated April 10, 1997, last revised March 11, 1999.

5113 04/21 0101 03CHECK 26112.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK 11440 PG. 577

0576647

IDENTIFICATION REFERENCE

99 APR 21 AM 9:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
7050000.00
CON TX 26085.00
PRFEE 1.00
WDEED 24.00
CFEE 2.00
TOTAL 26112.00
CHECK 26112.00

04/21/99 01 09:59 0001 5113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475064