18A

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
2700 First American Center
Nashville, Tennessee 37238

BOOK 11562 PAGE 733

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
MA AMBA, LLC Suman Patel, Chief Manager c/o Quality Inn 1111 Bell Road Antioch, TN 37013	Same	163-362

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, HICKORY HOLLOW ASSOCIATES, a Tennessee general partnership composed of Cousins Real Estate Corporation and American General Realty Investment Corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto MA AMBA, LLC, a Tennessee limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is certain unimproved real property consisting of approximately 0.966 acres located in Davidson County, Tennessee, known as Lot 3A on the Plat of the Resubdivision of Lot 3, Section One, The Crossings at Hickory Hollow, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee, their successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

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IN WITNESS WHEREOF, Grantor executed this instrument as of the 8th day of July, 1999.

HICKORY HOLLOW ASSOCIATES

By: Cousins Real Estate Corporation,
Managing Partner

By: _____
Title: Senior Vice President

By: American General Realty Investment
Corporation, Partner

By: _____
Title: _____

2015922.2

APPROVED
AS TO CONTRACT COMPLIANCE
PER SPM NO. 132
LAW DEPARTMENT
AGC
CONTROL NO. I 99-516
DATE 6/30/1999
SIGNED: _____

STATE OF GEORGIA

COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public, Kelly H. Barrett, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of Cousins Real Estate Corporation, a corporation that is a partner of Hickory Hollow Associates, a general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 25th day of June, 1999.

Mary C. Shaw
Notary Public

Notary Public, Cobb County, Georgia
My Commission Expires March 18 2000

My Commission Expires: _____

STATE OF TEXAS

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public, W. Larry Mask, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Real Estate Investment Officer of American General Realty Investment Corporation, a corporation that is a partner of Hickory Hollow Associates, a general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 1 day of July, 1999.

Edna Dominguez
Notary Public

My Commission Expires: _____

EDNA DOMINGUEZ
Notary Public, State of Texas
My Commission Expires
MAY 31, 2000

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

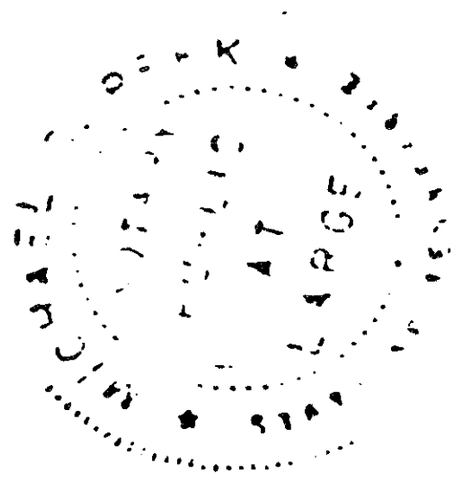
The actual consideration or value (whichever is greater) for this transfer is $252,402.00.

Affiant

Subscribed and sworn to before me, this 7th day of July, 1999.

Notary Public

My Commission Expires: May 26, 2002



99060924

MAIL TO REFERENCE

99 JUL -7 PM 3:25

REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

Lot 3A on the Plat of the Resubdivision of Lot 3, Section One, The Crossings at Hickory Hollow, of record in Plat Book 9700, page 034, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The source of this description is the above referenced plat.

Being part of the same real property conveyed by deed of record in Book 7088, page 411, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for 1999, a lien, not yet due and payable.

2. All matters shown on the plat of record in Book 9700 page 034, Register's Office for Davidson County, Tennessee.

3. Declaration of Easements and Restrictive Covenants of record in Book 9296, page 761, as amended by instrument of record in Book 9808, page 104 said Register's office.

4. Deeds of Conveyance to Metro for water and/or sewer distribution system of record in Book 9988, page 861; and Book 9988, page 865, said Register's Office.

5. Easements to Metropolitan Government of Nashville and Davidson County recorded in Book 9976, page 972, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0609024

IDENTIFICATION REFERENCE

99 JUL -7 PM 3:26

REGISTER
DAVIDSON CO. TN.

CAMT

252402.00

CON TX	933.88
PRFEE	1.00
MDEED	24.00
CFEE	2.00
TOTAL	960.88
CHECK	960.88

07/07/99 01 15:27 0001 9807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487985