Box 486

BOOK 11570 PAGE 549

SPECIAL WARRANTY DEED

DRURY INNS, INC., a Missouri corporation ("Grantor") and duly authorized to transact business in the State of Tennessee, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, sells and conveys to **SYSTEM CAPITAL REAL PROPERTY CORPORATION,** a Delaware corporation ("Grantee"), the real estate described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD THE SAME, together with all and singular the rights, privileges, appurtenances and immunities thereto belonging, unto Grantee and its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the Property in fee simple and has good and valid right to convey the Property and the same is unencumbered except for the following: (1) real estate taxes and assessments for the year 1999 and subsequent years, (2) all matters which would be disclosed by an accurate ALTA survey of the Property, and (3) all matters shown on or contained in the documents recorded in Book 4416, page 786; Book 8809, page 253; Book 4205, page 264 and the Subdivision Plat recorded in Plat Book 9700, page 963, of the Register's Office for Davidson County, Tennessee (collectively the "Title Exceptions").

Grantor does hereby covenant and bind itself, its successors and assignees, forever to warrant and forever defend, all and singular, the Property subject to the Title Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof through Grantor but none other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective July 12th, 1999.

DRURY INNS, INC.

By: _____
Joseph B. Pereles, Vice President

G \USERS\STEVEH\WP\DEEDS\MCDONLDS OLD

BOOK 11570 PAGE 550

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

On this 8th day of July, 1999, before me appeared Joseph B. Pereles, to me personally known, who, being by me duly sworn, did say that he is a Vice President of Drury Inns, Inc., a corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said Joseph B. Pereles acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Barbara Bogue
Notary Public

My term expires: 2/24/2003

Deed prepared by:

Steven F. Heitz, Esq.
Drury Inns, Inc.
10801 Pear Tree Lane
St. Louis, MO 63074

Send tax bill to: (New Owner)

System Capital Real Property Corp.
P.O. Box 66207
AMF O'Hare
Chicago, Illinois 60666

Tax Map 97
Part of Parcels 111 & 124

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 700,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 1999.
Deputy Register

99 JUL 13 AM 11:50

061047

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BOOK 11570 PAGE 551

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 1 ON THE PLAN OF MCDONALD'S SUBDIVISION PLAT OF RECORD IN BOOK 9700 PAGE 903, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, WIDTH VARIES, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SELLS DRIVE, 60 FEET IN WIDTH;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SELLS DRIVE, WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, NORTH 79 DEG 17 MIN 17 SEC WEST, 31.71 FEET TO AN IRON ROD SET;

THENCE NORTH 27 DEG 08 MIN 37 SEC WEST, 140.17 FEET TO A PK NAIL SET;

THENCE NORTH 28 DEG 12 MIN 18 SEC WEST, 40.35 FEET TO A PK NAIL SET;

THENCE NORTH 29 DEG 46 MIN 31 SEC WEST, 98.00 FEET TO A PK NAIL SET;

THENCE NORTH 01 DEG 47 MIN 44 SEC WEST, 36.19 FEET TO AN IRON ROD SET, AT THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40 EAST BOUND ON-RAMP, WIDTH VARIES;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40 EAST BOUND ON-RAMP, NORTH 74 DEG 44 MIN 14 SEC EAST, 295.71 FEET TO AN IRON ROD SET;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40 EAST BOUND ON-RAMP, WITH A SEVERANCE LINE THROUGH THE PROPERTY OF DRURY INNS, INC., AS OF RECORD IN DEED BOOK 5437, PAGE 89, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 29 DEG 48 MIN 03 SEC EAST, 256.67 FEET TO AN IRON ROD SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF SELLS DRIVE;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SELLS DRIVE, SOUTH 60 DEG 11 MIN 57 SEC WEST, 286.80 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DRURY INNS, INC., AS OF RECORD IN DEED BOOK 5402, PAGE 895, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING PART OF THE SAME PROPERTY CONVEYED TO DRURY INNS, INC., AS OF RECORD IN DEED BOOK 5437, PAGE 89, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11570 PAGE 552

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

06110047

99 JUL 13 AM 11:51

TAX
700100.00
350.50
1.00
15.00
2.00
2605.00
2605.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1490159