This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

Instr:200003070023000 Page: 1 OF 2
REC'D FOR REC 03/07/2000 9:50:12AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2127.50

SPECIAL WARRANTY DEED

This Special Warranty Deed made on March 3, 2000, by **KROGER LIMITED PARTNERSHIP I**, an Ohio Limited Partnership, Grantor, to **AMERICAN HOSPITALITY CORPORATION**, a Tennessee Corporation, Grantee.

Grantor, in consideration of $575,000.00, paid by Grantee to Grantor, the receipt of which is acknowledged, does grant and convey to Grantee and Grantee's successors and assigns forever, the following described property situated in the State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Resubdivision of Lot No. 2, 1st Revision, on the Plan of Edmondson Crossing Shopping Center, of record in Instrument No. 200002070012628, Register's Office of Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description of said lot.

Being a part of the property conveyed to Kroger Limited Partnership I, by Warranty Deed of Kimbro Equities I, a Tennessee general partnership, dated March 31, 1998, and of record in Book 10863, page 69, Register's Office of Davidson County, Tennessee.

Together with all the estate and rights of Grantor in the above-described premises as the fee owner thereof.

Grantor covenants as follows:

1. That the premises are free from all monetary encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey, and taxes and assessments for the year 2000 and all subsequent years.

This property is known as 5709 Edmondson Pike, Nashville, TN 37211.

WITNESS the signature of the Grantor this 3rd day of March, 2000.

KROGER LIMITED PARTNERSHIP I

BY: KRGP INC. an Ohio Corporation, General Partner

BY: _____

TITLE: Vice President

BY: _____

TITLE: Vice President

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STATE OF OHIO

COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRUCE M. GACK, and THOMAS P. O'BRIEN, JR., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the VICE PRESIDENT, and VICE PRESIDENT, respectively, of **KROGER LIMITED PARTNERSHIP I**, an Ohio Limited Partnership, and are authorized by **KRGP INC.**, an Ohio Corporation, General Partner, to execute this instrument on behalf of the Limited Partnership.

WITNESS my hand and official seal this 3 day of March, 2000.

Wanda J. Rakis
NOTARY PUBLIC

My Commission Expires:
WANDA J. RAKIS
Notary Public, State of Ohio
My Commission Expires April 15, 2003

NOTARIAL SEAL · OHIO · STATE OF

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

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 $575,000.00, 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 6 day of March, 2000.

Notary Public

Commission Expiration:

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 29, 2003

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

SEND TAX BILLS TO: + ADDRESS NEW OWNER

American Hospitality Corp.
5217 Maryland Way, #400
Brentwood, TN 37027

PROPERTY ADDRESS:

5709 Edmondson Pike
Nashville, TN 37211

MAP PARCEL NUMBER
161-0-277

k:\atty\4 capital american\2 deed