SPECIAL WARRANTY DEED

This instrument was prepared by:
Jacqueline D. Pollvogt
Drury Development Corporation
8315 Drury Industrial Parkway
St. Louis, MO 63114

Davidson County DEEDWARR
Recvd: 05/09/01 12:54 2pgs
Fees:11.00 Taxes:4655.00
20010509-0048186

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP PARCEL NO: |
|---|---|---|
| Drury Development Corporation | Same | 108-1-59 |
| 8315 Drury Industrial Parkway | | |
| St. Louis, Missouri 63114 | | |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,258,107.25.

Affiant

Sworn to and subscribed before me this the 11th day of April, 2001.

Notary Public DIANE M. HOMA

My Commission Expires:
August 30, 2001

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which hereby acknowledged, Drury Hotels Corp., a Missouri corporation, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto Drury Development Corporation, a Missouri corporation, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to -wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Metro Airport Center Section 4, Phase 7, as shown on plat of record in Plat Book 6050, page 384, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Donelson Village, Resubdivision of Revised Lot 2, as shown on plat of record in Plat Book 6200, page 8, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a part of the tract of land conveyed to Drury Hotels Corp., by Warranty Deed from William Albert Smith and Mattie Pearl Smith, of record in Book 11344 page 408, Register's Office for Davidson County, Tennessee.

TRACT III:

Being a portion of Lot 3 resubdivision of revised Lot 2 Donelson Village of record in Plat Book 5190, page 582, R.O.D.C.T., said pin also being the southeast corner of subject tract, said pin also being a corner to original Lot 2 resubdivision of a part of revised Lot 2 Donelson Village Section 4 of record in Plat Book 6200 page 08, R.O.D.C.T.; thence, with said original Lot 2 North 82 deg. 07'41"W, 106.56 feet to an iron pin (new); thence with a new line severing said Lot 3 North 87 deg. 27' 19" East 108.35 feet to an iron pin (new) in the line of said original Lot 2; thence with said original Lot 2 South 07 deg. 53' 04" West 19.59 feet to the point of beginning. Containing 1,043.74 square feet or 0.024 acres, more or less.

Being the same property conveyed to Drury Hotels Corp., by Deed from FFCA Acquisition Corporation, of record in Deed Book 11502, page 427, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all taxes, assessments, liens, easements, encumbrances and restrictions of record.

TO HAVE AND TO HOLD the above described premises, together with all rights, immunities, privileges and appurtenances, unto Grantee and unto Grantee's successors and assigns FOREVER; and Grantor hereby covenants that these premises are free from all encumbrances done and suffered by the Grantor except as set forth above, and that Grantor will WARRANT AND DEFEND the title to these premises unto the Grantee, and Grantee's successors and assigns, forever, against the lawful claims of all persons claiming through Grantor.

EXECUTED this 11th day of April, 2001

DRURY HOTELS CORP.

By: _____
Joseph B. Pereles, Vice President

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

On this 11th day of April, 2001, before me, Diane M. Homa a Notary Public in and for said state, personally appeared Joseph B. Pereles, Vice President of Drury Hotels Corp., known to me to be the person who signed the foregoing instrument in behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have set my hand and affixed my official seal.

_____
Notary Public DIANE M. HOMA

My Commission Expires:
August 30, 2001

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