This Instrument Prepared by:
COSS SHREIAR & LAW
Attn: Edward G. Coss, Esq.
18300 Von Karman Ave., Ste. 850
Irvine, CA 92612-1035
Telephone: (949) 553-1991
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PICK-UP

Address New Owner/
Send Tax Bills to:

ASPEN TENNESSEE LLC
Attn: William H. Lanting
9777 Topanga Canyon Blvd.
Chatsworth, CA 93111

Davidson County DEEDWARR
Recvd: 04/01/02 14:15 5pgs
Fees:28.00 Taxes:9435.00
20020401-0039223

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, RTN HOTELS, LLC, a Tennessee limited liability company (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto ASPEN TENNESSEE LLC, an Oregon limited liability company (hereinafter the "GRANTEE"), its heirs, successors and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit "A," attached hereto and incorporated herein by reference.

This improvement property located at 733 Briley Parkway, Nashville, Tennessee 37217.

The conveyance of the property herein, and all covenants and warranties of GRANTOR contained herein, are made expressly subject to those matters set forth on Exhibit "B," attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE's heirs, successors and assigns, forever. GRANTOR covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title

to said property to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not further or otherwise.

IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed as of this 21st day of March, 2002.

RENEE L. MOLLOY
Commission # 1228873
Notary Public - California
Orange County
My Comm. Expires Jun 29, 2003

RTN HOTELS, LLC, a Tennessee limited liability company

BY: _____
NAME: Rajni Patel
TITLE: Member/Manager

STATE OF California)
COUNTY OF Orange)

On 3-19-02 before me, a Notary Public of the State and County aforesaid, personally appeared Rajni Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be member/mgr of RTN HOTELS, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such, member/mgr, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member/mgr.

Witness my hand, at office, this 19th day of March, 2002

_____
Notary Public

My Commission Expires:
6-29-03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,550,000

_____
AFFIANT

Subscribed and sworn to before me
this 27 day of March, 2002

_____
Notary Public

My Commission Expires:
2-26-05

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Second Revision Hobbs Heights, of record in Plat Book 9700, page 323, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Beginning at an iron rod situated in the southeast corner of Lot No. 3, on the Plan of Second Revision Hobbs Heights, of record in Plat Book 9700, page 323, said Register's Office; thence, N 72°09'19" W, a distance of 235.09 feet to an iron rod situated in the northerly margin of Dabbs Avenue; thence, along said road, along a curve to the left, having a central angle of 03°22'28", a radius of 549.10 feet, a tangent of 16.17 feet, a length of 32.34 feet, and having a chord which bears N 46°13'30" W, a distance of 32.34 feet to an iron rod; thence, along said road, N 47°09'08" W, a distance of 340.61 feet to an iron rod; thence, along said road, along a curve to the left, having a central angle of 11°29'47", a radius of 414.30 feet, a tangent of 41.70 feet, a length of 83.13 feet, and having a chord which bears N 52°54'02" W, a distance of 82.99 feet to an iron rod; thence, leaving said road, N 47°09'08" W, a distance of 29.38 feet to an iron rod; thence, N 44°17'09" E, a distance of 170.05 feet to an iron rod; thence, S 47°09'08" E, a distance of 200.00 feet to an iron rod; thence, N 15°18'13" E, a distance of 100.00 feet to an iron rod; thence, S 72°16'53" E, a distance of 130.00 feet to an iron rod; thence, S 59°12'20" E, a distance of 302.63 feet to an iron rod; thence, S 17°46'30" W, a distance of 297.99 feet to the point of beginning and containing 4.021 acres of land, more or less, described according to the ALTA/ACSM "As-Built" Survey, dated February 24, 1997, as revised April 1, 1997, prepared by Allen R. Trumbo, Tennessee No. 1127, Dale and Associates, 516 Heather Place, Nashville, Tennessee 37204, Job No. 96070.

Together with the ingress and egress easements appurtenant to the above-described land contained in instruments, of record in Book 5314, page 730, and in Book 4237, page 746, and the easements appurtenant to the above-described land contained in instrument, of record in Book 10522, page 380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RTN Hotels, LLC, a Tennessee limited liability company, by Quitclaim Deed from Rajni Patel, of record in Book 10994, page 373, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes for 2002, a lien, but not yet due and payable.

2. Easement for right-of-way for the free and unobstructed passage of aircraft in, through and across the air space above premises granted Metropolitan Government for Nashville/Davidson County, Tennessee, by John A. Hobbs, et al, as set out in instrument of record in Book 4044, Page 10, as amended in Book 4744, Page 829, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Plat Book 9700, Page 323, said Register's Office, shows an Owner's Certificate and certain easements and setback lines.

4. Rights of others in and to the land embraced within the appurtenant easements described in instruments of record in Book 5314, Page 730, and Book 4237, Page 746, said Register's Office.

5. Easement Agreement between John A. Hobbs, Louis A. McRedmond and Patrick J. McRedmond and Contel Cellular of Nashville, Inc., of record in Book 9675, Page 917, Register's Office for Davidson County, Tennessee.

6. Non-Disturbance and Attornment Agreement among Contel Cellular of Nashville, Inc., Tenant, and Peoples First National Bank & Trust Company, Lender, and John A. Hobbs, Louis A. McRedmond and Patrick J. McRedmond, Landlord, of record in Book 9675, Page 928, Register's Office for Davidson County, Tennessee.

7. Matters shown on the survey, dated February 24, 1997, as revised April 1, 1997, prepared by Allen R. Trumbo, Tennessee No. 1127, Job No. 96070.

8. UCC-1 Financing Statement naming Howard Johnson Plaza Hotel as Debtor and Vendor Capital Group Bank as Secured Party, of record as Reference Number E0045107, in the Register's Office for Davidson County, Tennessee.