52512
Box 49

This instrument prepared by:
William A. Carson, II, Esq.
Burch, Porter & Johnson, PLLC
130 N. Court Avenue
Memphis, Tennessee 38103

Map-Parcel Number(s):
Map 171, Parcel 24

Davidson County DEEDWARR
Recvd: 04/26/02 13:40 2pgs
Fees:13.00 Taxes:7492.50
20020426-0051697

LIMITED WARRANTY DEED

THIS INDENTURE is made and entered into by and between **BankTennessee**, a Tennessee corporation ("Grantor"), and **Brentwood Suites Group**, a Tennessee general partnership ("Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold, and does hereby bargain, sell, convey and confirm unto Grantee, the real estate situated and being in Davidson County and Williamson County, Tennessee, to wit:

Land in Davidson and Williamson Counties in Tennessee, being Lot No. 5 on the Map of Martha Marr's Subdivision of the Dodson Land at Brentwood, Tennessee, as of record in Book 421, page 33, in the Register's Office for Davidson County, Tennessee, now known as Lot 1, Resub. Brentwood Hotels/Geske Property per plat of record in Book 8250, page 882, RODC, TN and Book 26, page 7, Register's Office, Williamson County, Tennessee.

Said Lot No. 5 fronts 138.2 feet on the northerly side of Williams Road, now Church Street East, and runs back between parallel lines 315 feet to a dead line.

Being the same property conveyed to Grantor by Trustee's Deed from Crawford McDonald of record as instrument 20011219-0140317, Register's Office, Davidson County, Tennessee, and recorded in Book 2346, Pages 1-4, Register's Office, Williamson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor will warrant and forever defend the title to the aforesaid real estate against the lawful claims of all persons claiming by, through, or under Grantor, but nor further or otherwise.

WITNESS the signature of Grantor the day and year first above written.

BankTennessee,
a Tennessee corporation

By: _____
Its: _____

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for the state and county aforesaid, personally appeared R Todd Vanderpool with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ President of BankTennessee, a Tennessee corporation, the within named bargainor, and that he as such _____ President, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation as such _____ President.

WITNESS my hand and Notarial Seal at office on this 25th day of April, 2002.

Notary Public

My Commission Expires: 06-07-05

Property Address: 622 Church Street East
Brentwood, TN 37027

Name and Address of Owner
and Mail Tax Bills To: Brentwood Suites Group
2000 Lindell Avenue
Nashville, TN 37203

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 $2,025,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

A K Upadhyaya, Partner
Affiant

Subscribed and sworn to before me this 25 day of April, 2002.

Notary Public

My commission expires: 4/20/2003

ERLA J. GRUNMAN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN