THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN
& CALDWELL
A Professional Corporation
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 05/23/02 09:09 5pgs
Fees:29.00 Taxes:10023.30
20020523-0062714

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
903 Calle Amanecer Suite 100 San Clemente, CA 92674	903 Calle Amanecer Suite 100 San Clemente, CA 92674	Field Book No. 8DA62285, Map 70-16, Parcel 28

LIMITED 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 of which is hereby acknowledged, BROTHERS O'KREPKI ACCOMMODATIONS REALTY OF NASHVILLE METRO CENTER SPRINGHILL SUITES, L.P., a Louisiana limited partnership, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto WB PINEAPPLE RP, LLC, a Delaware limited liability company 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:

See Exhibit "1" attached hereto

This is improved property, known as Nashville Metro Center Springhill Suites, located at 250 Athens Way, Nashville, Tennessee 37288.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining ("Property") unto the said Grantee, its successors, and assigns in fee simple forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged and will warrant and defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise, subject to:

A. ALL MATTERS OF PUBLIC RECORD AS OF THE DATE HEREOF; AND

B. LIENS FOR TAXES ON REAL PROPERTY NOT YET DELINQUENT, AND LIENS FOR ANY GENERAL OR SPECIAL ASSESSMENTS OF RECORD AGAINST THE PROPERTY NOT YET DELINQUENT.

Grantor and Grantee expressly agree that the Property is granted, sold and conveyed by Grantor and accepted by Grantee on an "as is " basis only. Grantee has examined and has determined that all aspects of the condition of the Property are satisfactory to Grantee without relying on any representation or representations of Grantor (other than for the limited warranty of title contained herein and any warranties contained in that certain Sale and Purchase Agreement between Grantor and Grantee (as successor by assignment to the buyer named therein) dated February 26, 2002, as amended by that certain First Amendment to Agreement of Sale and Purchase dated as of May 10, 2002 (as so amended, the "Purchase Agreement")). Grantor expressly disclaims any and all warranties and representations, express or implied, as to the state of the Property, its area, condition, quality, quantity, character, size, description or suitability or fitness for any use or purpose, whether existing or contemplated, except for warranties of title as specifically set forth in this Limited Warranty Deed or in the Purchase Agreement. **GRANTOR CONVEYS THE PROPERTY AND GRANTEE ACCEPTS THE PROPERTY WITH ALL FAULTS OF ANY KIND, INCLUDING ENVIRONMENTAL AND GRANTOR MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE FITNESS, ENVIRONMENTAL COMPLIANCE, MERCHANTABILITY OR HABITABILITY OF THE PROPERTY OR OTHERWISE, EXCEPT AS OTHERWISE SET FORTH IN THE PURCHASE AGREEMENT.**

(Signatures begin on following page)

WITNESS the signature of Grantor, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BROTHERS O'KREPKI ACCOMMODATIONS
REALTY OF NASHVILLE METRO CENTER
SPRINGHILL SUITES L.P., a Louisiana limited
partnership, By and through its General Partner,
O'Inc. of Nashville Metro-SHS

By: _____
Richard A. O'Krepki, President

WITNESSES:

_____
(Signature)

Julia L. Beadle
(Typed or printed name)

_____
(Signature)

Sherry L. Lenz
(Typed or printed name)

STATE OF LOUISIANA)
)
PARISH OF ST. TAMMANY)

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 $2,709,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 22 day of May, 2002.

_____
NOTARY PUBLIC

My Commission Expires: at death

LADOCS\2777185 3

Brian Leftwich
NOTARY PUBLIC
Parish of Orleans State of Louisiana
My commission is issued for life

EXHIBIT "1"

Nashville Metro Center Springhill Suites
250 Athens Way
Nashville, Tennessee

Legal Description

Land in Davidson County, Tennessee, being Lot No. 9D, on the Resubdivision of MetroCenter Lot 9 "C", as shown on Plat Book 9700, page 787, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Brothers O'Krepki Accommodation Realty of Nashville Metro Center Springhill Suites, LP, a Louisiana limited partnership, by Special Warranty Deed from MetroCenter Holdings, Inc. of record in Book 11245, page 177, Register's Office for Tennessee County.

Send Tax Bills To:
Sunstone Hotel Investment
Attn: Heidi Torr
903 Calle Amanecer
San Clemente, CA 92673-6212

Acknowledgment of Corporation

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

On this 22 day of May 2002, before me personally appeared RICHARD A. O'KREPKI, to me personally known, who, being by me duly sworn (or affirmed) did say that he is the President of O'INC. OF NASHVILLE METRO-SHS (the "Corporation"), the general partner of BROTHERS O'KREPKI ACCOMMODATIONS REALTY OF NASHVILLE METRO CENTER SPRINGHILL SUITES, L.P., a Louisiana limited partnership and that the seal affixed to said instrument is the corporate seal of the Corporation and that the instrument was signed and sealed in behalf of the Corporation by authority of its Board of Directors and that RICHARD A. O'KREPKI acknowledged the instrument to be the free act and deed of the Corporation.

NOTARY PUBLIC

Print Name: Brian Lettwich

My Commission Expires: At death

Brian Lettwich
NOTARY PUBLIC
Parish of Orleans State of Louisiana
My commission is for life

LADOCS\2777185 3