"PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION WITHOUT THE BENEFIT OF ANY TITLE SEARCH."

File in Box No. 19 B
Map 093-06-1
Parcels 007 & 008

Davidson County DEEDQC
Recvd: 02/26/03 09:51 3pgs
Fees:17.00 Taxes:0.00
20030226-0025314

STATE OF VIRGINIA)
~~COUNTY~~ City OF Richmond)

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this the 1st day of January, 2003.

Notary Public
My Commission Expires 6/30/05

Affix Seal

THIS INSTRUMENT PREPARED BY:
Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:
Historic Hotels of Nashville, LLC
(Name)
231 6th Avenue N.
(Street Address)
Nashville TN 37219
(City) (State) (Zip Code)

SEND TAX BILLS TO:
"NEW OWNERS"
(Name)
231 6th Avenue N.
(Street Address)
Nashville TN 37219
(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Prem A. Devadas**, hereinafter called the "**Grantor(s)**", does hereby quitclaim all of his right, title and interest unto **Historic Hotels of Nashville, LLC**, A Virginia Limited Liability Company, hereinafter called the "**Grantee**", its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION
EXHIBIT "A"

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is property known as: 212-214 Capitol Boulevard, Nashville, TN 37219

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 1st day of January, 2003.

Prem A. Devadas

STATE OF Virginia)
~~COUNTY~~ City OF Richmond)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Prem A. Devadas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be within named bargainor, and who acknowleged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Richmond, Virginia, this 1st day of January, 2003.

My Commission Expires: 2/28/05

Notary Public

COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

LEGAL DESCRIPTION
EXHIBIT "A"

LAND in Nashville, Davidson County, Tennessee, and described according to an ALTA/ACSM Land Title Survey by Ronald W. Ferguson, Tennessee Registered Land Surveyor, No. 1972, dated October 18,2001, as follows:

Tact I:

BEING a tract of land lying in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located south of Union Street between Capitol Boulevard and Sixth Avenue North; beginning at the intersection of the easterly right-of-way line of Capitol Boulevard (80 foot right-of-way) and the southerly right-of-way line of Alley No. 59 (9.9 foot right-of-way); thence; leaving the easterly right-of-way line of Capitol Boulevard and along the southerly right-of-way line of Alley No. 59, North 63° 21' 06" East, 140.77 feet to the intersection of said alley with the westerly right-of-way line of Sixth Avenue North (49.5 foot right-of-way); thence, along said westerly right-of-way line, South 26° 32' 54" East, 31.15 feet to a party wall; thence, leaving said right-of-way and along said party wall; South 63° 21' 06" West, 140.63 feet to the easterly right-of-way of Capitol Boulevard; thence, along said right-of-way line, North 26° 48' 47" West, 31.15 feet to the **POINT OF BEGINNING**.

Tract II:

BEING a tract of land lying in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located south of Union Street between Capitol Boulevard and Sixth Avenue North; beginning in the easterly right-of-way line of Capitol Boulevard (80 foot right-of-way), S 26° 48' 47" East, 31.15 feet from its intersection with the southerly right-of-way line of Alley No. 59 (9.9 foot right-of-way); thence, leaving said right-of-way and along a party wall, North 63° 21' 06" East, 140.63 feet to the westerly right-of-way line of Sixth Avenue North (49.5 foot right-of-way); thence, along said right-of-way, South 26° 32' 54" East, 30.00 feet to a party wall; thence, leaving said right-of-way and along said party wall, South 63° 45' 34" West, 140.50 feet to the easterly right-of-way line of Capitol Boulevard; thence, along said right-of-way, North 26° 48' 47" West, 29.00 feet to the **POINT OF BEGINNING**.

BEING the same property conveyed to Riverstone Properties, LLC, A Virginia Limited Liability Company, WBB Partners, A Virginia General Partnership and Prem A. Devadas by Warranty Deed from Michael D. Shmerling Partners, G.P., A Tennessee General Partnership, of record in Instrument No. 20011106-0121765, Register's Office of Davidson County, Tennessee.