SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/03 10:44 2pgs
Fees:13.00 Taxes:8972.50
20030507-0060827

THIS INDENTURE, made and entered into as of the 6h day of May, 2003, by and between Wilson Inn Nashville – Elm Hill, Inc., a Tennessee Corporation, party of the first part, and PKNA Corporation, a Tennessee corporation, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate "AS IS, WHERE IS AND WITH ALL FAULTS, situated and being in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as follows:

Lot 1, Final Plat Wilson Inn, of record in Plat Book 6900, Page 822, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to party of the first part by Warranty Deed of record in Book 7714, Page 900, as corrected by Deed of Correction of record in Book 8013, Page 390, and by Warranty Deed of record in Book 7714, Page 909, in the Register's Office of Davidson 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 the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, EXCEPT Davidson County real estate taxes for the year 2003, which the party of the second part hereby assumes and agrees to pay; Public Utility Easement as shown on the Plan of record in Book 2663, Page 127; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4365, Page 622; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5699, Page 245; Rights retained in Metro Council Ordinance No. 081-710; Matters shown on the Plan of record in Book 6900, Page 822; Restrictive Covenants contained in instrument of record in Book 5762, Page 691; Restrictive Covenants contained in Book 7374, Page 643; Restrictive Covenants and Easement of record in Book 7713, Page 578; all recordings in the Register's Office of Davidson County, Tennessee, and matters shown on on survey prepared by Ragan-Smith-Associates, Inc., dated April 11, 2003, Job Number 73-260; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, claiming by, through or under it but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Wilson Inn Nashville – Elm Hill, Inc., a Tennessee corporation

By: Paul K McClure
Paul K. McClure, Vice-President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Kathy Worthington, a Notary Public of said State and County aforesaid, personally appeared PAUL K. MCCLURE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VICE-PRESIDENT of Wilson Inn Nashville – Elm Hill, Inc., a Tennessee corporation, the within named bargainor and that he as such VICE-PRESIDENT of Wilson Inn Nashville – Elm Hill, Inc., a Tennessee corporation, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as VICE-PRESIDENT of Wilson Inn Nashville – Elm Hill, Inc., a Tennessee corporation.

Witness my hand and seal, this 30th day of April, 2003.

Kathy Worthington
Notary Public

KATHY WORTHINGTON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE

My Commission Expires: My Commission Expires April 03, 2004

(FOR RECORDING DATA ONLY)

Property Address:
600 Ermac Drive
Nashville, Tennessee 37214

Property Owner:
PKNA Corporation,
1113 Indian Point Drive
Brentwood, Tennessee 37027

Map & Parcel No. 95-15-15

Mail tax bills to: (Person or Agency responsible for payment of taxes)
PKNA Corporation
600 Ermac Drive
Nashville, TN. 37214

This instrument prepared by:
Barbara S. Gardner, Atty.
Chicago Title Insurance Company
6060 Poplar Avenue, Suite LL-37
Memphis, TN 38119
CTIC 2038983

Return to:
Jeffrey King, Atty.
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, TN 37219-2387

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 $2,425,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Atul Kapadia
Affiant

Subscribed and sworn to before me this 6th day of May, 2003.

Leona R. Gardner
Notary Public

My Commission Expires: 11/27/04