BOK 488

Prepared by and return to:
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Davidson County DEEDWARR
Recvd: 07/31/03 13:18 4pgs
Fees:23.00 Taxes:11562.50
20030731-0108757

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of July, 2003, by and between **FELCOR LODGING LIMITED PARTNERSHIP**, a Delaware limited partnership corporation ("Grantor"), and **NASHVILLE VENTURES, LLC**, a Georgia limited liability company ("Grantee").

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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the real estate, situated and being in the County of Davidson, State of Tennessee, described more particularly on Exhibit "A" annexed hereto and incorporated herein by this reference Map-Parcel No. Map 95-7, Parcel 155.

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 Grantee, its successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee 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 for those matters listed on Exhibit "B" annexed hereto and incorporated herein by this reference 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by the day and year first above written.

GRANTOR:

FELCOR LODGING LIMITED PARTNERSHIP, a Delaware limited partnership

By: FelCor Lodging Trust Incorporated
Its: General Partner

By: _____
Name: JOEL M. SASSMAN
Title: VP

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Notary Public, of the state and county aforesaid, personally appeared Joel Eastman, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Vice President of FELCOR LODGING TRUST INCORPORATED, the general partner of FELCOR LODGING LIMITED PARTNERSHIP, the within named bargainor, a Delaware limited partnership and that he/she as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him/herself as such officer.

WITNESS my hand and seal, at office in Irving, Texas this 28 day of July, 2003.

MICKEY L. LIPTON
MY COMMISSION
EXPIRES 03-15-2004

Mickey Lipton
Notary Public

My Commission Expires:
3-15-04

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 $ ~~[illegible]~~ 3,125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

JEM

Affiant

Subscribed and sworn to before me this 28 day of July, 2003.

MICKEY L. LIPTON
MY COMMISSION
EXPIRES 03-15-2004

Mickey Lipton
Notary Public

My Commission Expires:
3-15-04

Property Address:

2424 Atrium Way
Nashville, TN 37214

Name and Address of Owner and mail tax bills to:

Nashville Ventures, LLC
c/o Hospitality Ventures
100 Tower Place
3340 Peachtree Road, Suite 605
Atlanta, GA 30326
Attn: Robert Cole

Recording Fee	$
Clerk's Fee	$
Recording Tax	$
Total	$

EXHIBIT "A"

Being a parcel of land in the First (1st) Civil District of Nashville, Davidson County, Tennessee located east of Briley Parkway and east of Atrium Way and the property conveyed to PC Development Limited Partnership, as of record in Deed Book 7134, Page 443, Register's Office for Davidson County, Tennessee, also being Lot no. 2, as shown on the Plan of Reflections Executive Office Park, of record in Plat Book 6900, Page 21, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Beginning at a new iron rod in the easterly margin of Atrium Way, 3000 feet, more or less, from Elm Hill Pike, being the most southwesterly corner of the property known as Pickett Inn, said point also being the most northwesterly common corner with Cloverdale Subdivision as of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee; thence with the easterly margin of Atrium Way with a curve to the left having a central angle of 12°17'37", a radius of 2,430.00 feet and a chord of N 23deg.09'18" E 520.39 feet for a distance of 521.39 feet to an old iron rod; thence leaving said easterly margin S 69°20'19" E, 299.46 feet to a new iron rod in the westerly line of Merry Oaks Subdivision of record in Book 1835, Page 68, Register's Office for Davidson County, Tennessee; thence with said westerly line S 05°36'55" W, 420.00 feet to a new iron rod in the northerly boundary of Cloverdale Subdivision as of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee; thence with said northerly boundary the following calls: S 48°24'55" W, 18.71 feet to a new iron rod; S 85°17'55" W, 71.81 feet to a new iron rod; S 40°49'55" W, 113.40 feet to a new iron rod; thence S 72°13'09" W, 68.17 feet to a new iron rod; thence N 82°24'34" W, 55.17 feet to an old 14" stump; thence N 41°33'54" W, 183.34 feet to a new iron rod; thence N 76°34'17" W, 37.80 feet to a new iron rod; thence N 19°37'47" W, 17.90 feet to the point of beginning. Containing 201,338 square feet, or 4.62 acres, more or less.

The above described property is the same property conveyed to FelCor Suites Limited Partnership, a Delaware limited partnership, by deed of record in Book 10488, page 358, Register's Office, Davidson County, Tennessee. The said Felcor Suites Limited Partnership having since changed its name to Felcor Lodging Limited Partnership as evidenced by certified copy of instrument recorded in Instrument No. 20030731-0108756, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Ad-Valorem taxes for the year 2003 and subsequent years, a lien not yet due and payable.

2. Subject to the following matters shown on plat recorded in Plat Book 6900, page 21, Register's Office, Davidson County, Tennessee: a 10 foot Public and Utility Drainage Easement and a 7.5 foot Landscape Easement along easterly lot line, a 20 foot sanitary sewer easement, and a 20 foot storm easement across southerly portion of lot, and a 10 foot sewer easement and a 7.5 foot landscape easement along broken southerly lot line; a 20 foot storm easement and a 20 foot minimum building setback line along westerly lot line; an owner's certificate which provides, in party, that "no lot or lots as shown herein shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission and under no condition shall such lot or lots be made to produce less area than prescribed by the restrictive covenants of record in Book 6306, page 80, Register's Office, Davidson County, Tennessee"; and Note 5: The requirements of Ordinance No. 084-142 will apply to recording of this plat.

3. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6306, page 80, and Bylaws of the Atrium Owner's Association, of record in Book 6306, page 108, Register's Office, Davidson County, Tennessee. Said Declaration as amended by instrument of record in Book 6363, page 442, Register's Office, Davidson County, Tennessee.

4. Subject to the following matters shown on survey dated 5/23/03, last revised 6/9/03, Bock & Clark's National Surveyor's Network project No. 20030326-1: a 57 foot front minimum building setback line from Atrium Way, and a 20 foot rear minimum building setback line.