This instrument prepared by:
Robert L. Perry, Jr., Atty
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Columbus Vanderbilt Hotel
Properties, L.L.C.

TO:

Concord Hospitality, Inc,
280 Warfield Blvd
Clarksville, TN 37043

Davidson County DEEDWARR
Recvd: 03/31/04 12:46 5pgs
Fees:28.00 Taxes:18962.50
20040331-0036220

MAP: 92-12
PARCELS: 470,472, 477
also
MAP: 92-16
PARCEL: 156

SEND TAX BILLS TO: SAME

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in had paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Columbus Vanderbilt Hotel Properties, L.L.C., A Louisiana Limited Liability Company, Grantor herein, has bargained and sold, and by these presents does transfer and convey unto Concord Hospitality, Inc, a Tennessee Corporation, Grantee, it's, successors and assigns, certain land in Nashville, Davidson County, Tennessee, as follows: to-wit:

Tract No. I:
A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being Lots Nos. 130 and 131 on the Plan of John Boyd Home Place, as of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by R.L. Montoya-Land Surveying, Inc., as follows:

Beginning at an iron pin set on the back edge of a sidewalk, the north right of way line of West End Avenue, a 90 foot road, southwesterly 100.00 feet along the north right-of-way line of West End Avenue from the West right-or-way line of 18th Avenue North, a 50 foot road; thence with the back edge of the sidewalk, South 57 deg 11' 57" West 100.00 feet to an iron pin found; thence, with East boundary line of lot no. 129, John Boyd Home Place, the property of Emerik Properties Corporation, as recorded in Book 4864, page 626, said Register's Office, North 32 deg 45' 38" West 160.00 feet to an iron pin found; thence, with the South right-of-way of Alley No. 382, a 20 foot alley, North 57 deg 11' 58" East 99.98 feet to a railroad spike found; thence with the West boundary line of Lot No. 132, John Boyd Home Place, the property of Eighteen Hundred Corporation, as recorded in Book 2857, page 575, said Reigster's Office; South 32 deg 46' 04" East 160.00 feet to the point of beginning, containing 16,000 square feet or 0.368 acres, more or less.

TRACT NO. II

A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being Lot No. 119 on the Plan of John Boyd Home Place, of record in Plat Book 21, page 39, said Register's Office, and being more particularly described as follows:

Beginning at an existing iron pin at the back edge of a sidewalk, the South right-of-way line of Hayes Street, a 50 foot road, Southwestwardly 150.00 feet along the South right-of-way of Hayes Street from the West right-of-way line of 18th Avenue North, a 50 foot road; thence, with the West boundary line of Lot No. 118, John Boyd Home Place, the property of Joe M. Rogers as recorded in Book 6453, page 533, said Register's Office, South 32 deg 48' 33" East 180.08 feet to an existing iron pin in concrete; thence, with the North right-of-way line of Alley No. 382, a 20 foot alley, South 56 deg 54' 21" West 50.15 feet to railroad spike found; thence, with the East boundary of Lot No. 120, John Boyd Home Place, the property of Emerik Properties Corporation as recorded in Book 4864, page 626, said Register's Office, North 32 deg 45' 38" West 180.00 feet to an iron pin found; thence with the back edge of the sidewalk, the South right-of way line of Hayes Street, North 56 deg 48' 49" East, 50.00 feet to the point of beginning, containing 9,008 square feet of 0.207 acres, more or less.

TRACT NO. III:

Being all of Lot No. 132 and Lot No. 133 on the Plan of the John Boyd Home Place, of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod back of sidewalk, said point being the Southeast corner of the herein described tract, and being further described as being the intersection of northerly margin of West End Avenue and the westerly margin of 18th Avenue North; thence , in a westerly direction with the northerly margin of West End Avenue, South 57 deg 11' 57" West 100.00 feet to an iron pin old; thence, leaving said margin in a northerly direction with the easterly lot line, Lot No. 131, said recorded plat; North 32 deg 46' 04" West 160.00 feet to a Railroad Spike found; thence, in a easterly direction with the South margin of Alley No. 382, North 57 deg 11' 58" East 99.98 feet to a P.K. Nail found; thence in a southerly direction with the West margin of 18th Avenue North South 32 deg 46' 25" East 160.00 feet to the point of beginning, containing 15,998.08 square feet or 0.367 acres.

TRACT NO. IV:

Being all of Lot No. 116 and 117 on the Plan of the John Boyd Home Place, of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set, said point being the Northeast corner of the herein described tract and being further described as being the intersection of the South margin of Hayes Street and the West margin of 18th Avenue North; thence, in a southerly direction with the westerly margin of 18th Avenue North, South 32 deg 46' 25" East 180.00 feet to an iron pin set, said point being the Northwest corner of intersecting margins of 18th Avenue No. 382; thence in a westerly direction with the North margin of Alley No. 382, South 57 deg 09' 58" West 99.90 feet to a Railroad Spike set; thence, leaving said margin in a northerly direction with East lot line, Lot No. 118, 1805 Hayes Street Associates, as recorded in Deed Book 6745, page 604, said Register's Office, North 32 deg 45' 18" West 180 feet to an iron pin found, said point being in the South margin of Hayes Street; thence, in an easterly direction with a South margin of Hayes Street, North 57 deg 09' 58" East 99.92 feet to the point of beginning, containing 17,990.85 square feet of 0.413 acres, more or less.

All of the above described real property being the same property conveyed to Columbus Vanderbilt Hotel Properties, LLC by deed from Suresha Idnani and wife Poonam Idnani of record at Book 10699, page 371, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and

hereditaments thereunto belonging or in any wise appertaining to Grantee, its, representatives, successors and assigns of Grantee forever.

Grantor further covenants and bind itself and its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its representatives, successors and the assigns of Grantee, against the lawful claims of all persons claiming through and under Grantors (other than claims arising out of the matters set forth on Exhibit A attached hereto), but not further or otherwise. The exhibit referred to herein and attached hereto is incorporated herein by reference. By its acceptance of this Special Warranty Deed, Grantee agrees that said real estate is sold to and accepted by Grantee AS IS, WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIES (other than the warranty of title set forth above). Further, by its acceptance of this Special Warranty Deed, Grantee, for itself and all successors in title to the said real estate, accepts the said real estate in its existing condition and irrevocably waives any and all claims against Grantor arising from the condition, fitness for any particular purpose, suitability, merchantability or habitability of the said real estate. Whether used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantee has caused this instrument to be executed by its duly authorized offer this the 31st day of March, 2004.

COLUMBUS VANDERBILT HOTEL PROPERTIES, LLC

BY: CHP VANDERBILT HOTEL PROPERTIES, INC
A Lousiana Corporation, its sole manager

BY: _____
Mark Jeansonne

TITLE: General Counsel

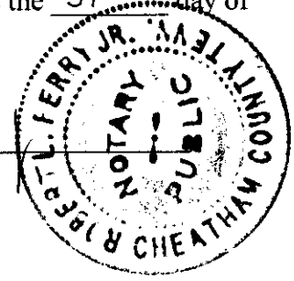
STATE OF TENNESSEE

.0COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for said state and county, personally appeared Mark Jeansonne with whom I am personally acquainted, and who, upon oath acknowledged himself to be General Counsel of CHP VANDERBILT HOTEL PROPERTIES, INC, the sole manger of COLUMBUS VANDERBILT HOTEL PROPERTIES, L.L.C. the within named bargainor, a Limited Liability Company, and that he as such General Counsel being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as General Counsel.

Witness my hand and official seal, at office in Ashland City, Tennessee, this the 31st day of March, 2004.

_____
NOTARY PUBLIC



My Commission Expires: 8/19/04

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $5,125,000.00

Grantee 3/30/04 PRESIDENT

SWORN to and subscribed before me

this the 30th day of March, 2004.

NOTARY PUBLIC

NOTARY PUBLIC ROBERT L. FERRY JR. STATE OF TENNESSEE COUNTY OF CHEATHAM

My commission expires: 8/19/04

EXHIBIT A

1. All existing building setbacks, and all existing easements and right of way for electric, gas, water, sewer, drainage and other public or private utilities or public and private streets or roadways whether or not of record, encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey or inspection of the Property.

2. Such covenants, agreements and restrictions and such reservation of oil, gas, and other mineral rights, as exist of record.

3. Applicable government regulations, planning and zoning ordinances relating to the property which affect its use, improvements, enjoyment and maintenance.

4. 2004 Metropolitan Government real property taxes, due but not yet payable.