BIB
BCCB
LL

PICK-UP

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nashville Hotel Investors, LLC 5612 Lenox Avenue Nashville, TN 37209	Map 91-14-155	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BRS) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Development Resources of Tennessee Inc.**, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Nashville Hotel Investors, LLC**, an Ohio limited liability company (the "Grantee"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real property taxes for the year 2004, a lien, but not yet due and payable and the Permitted Encumbrances set forth in Exhibit B, which is attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

This is improved property known as 5612 Lenox Avenue, Nashville, Davidson County, Tennessee

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,400,000.00.

Affiant

Subscribed and sworn to before me this 14th day of June, 2004.

Notary Public
My Commission Expires: 9-24-06

MELBA KEPLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/16/04 15:55 4pgs
Fees:23.00 Taxes:16280.00

20040616-0071517

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 14th day of June, 2004.

GRANTOR:

Development Resources of Tennessee, Inc.
a Tennessee corporation

By: Robert C. Ripley
Name: Robert C. Ripley
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melba Kepley, Notary Public, Robert C. Ripley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Development Resources of Tennessee, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized by the bargainor, executed the foregoing instrument on for the purposes therein contained.

WITNESS my hand, at office, this 14th day of June, 2004.

Melba Kepley
Notary Public
My Commission Expires: 9-24-05

MELBA KEPLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Exhibit A
Property

Lying and being in the Eighth Civil District of Davidson County, State of Tennessee, and being part of Block 18 of the C.C. Vernon Subdivision, a plan of which is of record in Book 161, Page 164, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron pin in the North right-of-way line of Lenox Avenue, said pin also being the southeast corner of this tract and the southwest corner of the Harrison YN Yang and wife, property as recorded in Deed Book 6129, Page 765, in the Register's Office of Davidson County, Tennessee; thence along the North right-of-way line of said road South 62 degrees 05 minutes 39 seconds West 319.82 feet to an existing iron pin, said pin being the southwest corner of this tract and the southeast corner of the Huang Yang, Liang-Chan and wife, as recorded in Deed Book 6773, Page 839, in the Register's Office of Davidson County, Tennessee; thence leaving said right-of-way line and with the East line of said property and the West line of this tract North 19 degrees 58 minutes 24 seconds West 276.34 feet to an iron pin set in the South line of a 16 foot alley, said pin being 0.26 feet northeast of an existing iron pin; thence with the South line of alley North 61 degrees 40 minutes 07 seconds East 232.45 feet to an iron pin set in the West line of a 17 foot alley, said pin being 0.21 feet southwest of an existing iron pin; thence with the West line of said alley South 27 degrees 15 minutes 08 seconds East 124.97 feet to an iron pin set in the South line of a 27 foot alley; thence with the South line of said alley North 64 degrees 58 minutes 04 seconds East 562.40 feet to an iron pin set; .72 feet southwest of an existing iron pin and passing an existing iron pin at 0.98 feet, said set iron pin being a northeast corner of this tract and the northwest corner of the Harrison YN Yang and wife, property; thence with the West line of said property South 27 degrees 15 minutes 48 seconds East 147.84 feet to the point of beginning and containing 1.75 acres as per a survey by Kevin Tucker & Associates, Inc.

Being the same property conveyed to Development Resources of Tennessee, Inc. by deed of record in Book 7595, page 593, Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Encumbrances

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4017, page 347, Office of the Register for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4017, page 351, said Register's Office.

3. Lease from Development Resources of Tennessee, Inc. to Baymont Franchises International, Inc. of record in Book 11385, page 265, said Register's Office.

4. Easement Agreement by and between Shoneys, Inc. and Development Resources Corp. for ingress and egress of record in Book 7761, page 310, said Register's Office.