Davidson County DEEDQC
Recvd: 11/24/04 13:02 4pgs
Fees:22.00 Taxes:0.00
20041124-0141017

THIS INSTRUMENT PREPARED BY:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 1000
Nashville, TN 37201

**ADDRESS NEW OWNER**
Nashville Downtown Hotel, LLC
19501 Biscayne Boulevard, Suite 400
Aventura, Florida 33180

**SEND TAX BILLS TO:**
Same

**MAP PARCEL**
Map 93-6-4;
Parcel 104

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STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The actual consideration for this transfer is $ - 0 -.

Affiant

Subscribed and sworn to before me this the 18 day of November, 2004.

Notary Public

My Commission Expires: 06/23/2006

OFFICIAL NOTARY SEAL
ANA B ZEIGLER
COMMISSION NUMBER
DD128306
MY COMMISSION EXPIRES
JUNE 23,2006

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid, **Turnberry/Nashville Arena Hotel, L.P.**, a Tennessee limited partnership, hereinafter called "GRANTOR," does hereby quitclaim and convey unto **Nashville Downtown Hotel, LLC,** a Delaware limited liability company, hereinafter called "GRANTEE," all of its right, title and interest in and to certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

**(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)**

This is improved property known as 121 Fourth Avenue South, Nashville, Tennessee. The legal description refers to a plat recorded subsequent to the previous deed.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand this, the 24th day of November, 2004.

**GRANTOR:**

**Turnberry/Nashville Arena Hotel, L.P.**, a Tennessee limited partnership

By: Turnberry/Tennessee, Inc., a Tennessee corporation, its general partner

By: _____
Name: Jeffrey Soffer
Title: President

STATE OF FLORIDA :
:
COUNTY OF MIAMI-DADE :

Before me, a Notary Public of the state and county aforesaid, personally appeared Jeffrey Soffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Turnberry/Tennessee, Inc., a Tennessee corporation and the general partner of Turnberry/Nashville Arena Hotel, L.P., the within-named bargainor, a Tennessee limited partnership, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as President of its general partner.

WITNESS my hand and seal, at office in Aventura, FLORIDA, this 18 day of November, 2004.

_____
Notary Public

My commission expires: 6-23-2006

OFFICIAL NOTARY SEAL
ANA B ZEIGLER
COMMISSION NUMBER
DD128306
MY COMMISSION EXPIRES
JUNE 23,2006

NOTARY PUBLIC STATE OF FLORIDA

**EXHIBIT "A"**

Being land in Nashville, First Civil District, Sixth Councilmanic District, Davidson County, Tennessee, located on the north side of Demonbreun Street between Fourth Avenue South and Fifth Avenue South, said land being Lot 1 as shown on the Plat of Resubdivision of Lot 1, Consolidation Plat for Nashville Hotel Complex of record in Instrument Number 20001211-0121560, Register's Office Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a concrete monument in the northerly right-of-way of Demonbreun Street at the westerly terminus of a curve return to the westerly right-of-way of Fourth Avenue South;

THENCE, along said right-of-way, S 62° 15' 45" W, 309.40 feet to the easterly terminus of a curve return to the easterly right-of-way of Fifth Avenue South;

THENCE, along said curve 39.34 feet to a point in the easterly right-of-way of Fifth Avenue South, said curve having a central angle of 90° 09' 40", a radius of 25.00 feet, a tangent of 25.07 feet and a chord of N 72° 39' 25" W, 35.40 feet;

THENCE, along the easterly right-of-way of said Fifth Avenue South the following calls;

N 27° 34' 35" W, 281.08 feet,
N 27° 48' 16" W, 109.55 feet,
N 27° 29' 32" W, 219.56 feet, to a point in the northwesterly corner of said Lot 1, said point also being the southwesterly corner of a Pedestrian Way;

THENCE, along the northerly line of said Lot 1 and with the southerly line of said Pedestrian Way, N 62° 30' 28" E, 156.28 feet;

THENCE, S 27° 19' 07" E, 42.18 feet;

THENCE, N 62° 30' 28" E, 18.85 feet;

THENCE, S 27° 29' 32" E, 39.79 feet to a point in the southwesterly corner of Alley Number 69;

THENCE, along the southerly right-of-way of said Alley, N 62° 32' 56" E, 186.40 feet to the westerly right-of-way of Fourth Avenue South;

THENCE, along said right-of-way the following calls;

S 27° 12' 23" E, 130.04 feet,
S 27° 17' 28" E, 110.07 feet,
S 27° 30' 05" E, 279.29 feet to an iron pin in the northerly terminus of a curve return to the northerly right-of-way of Demonbreun Street;

THENCE, along said curve 39.17 feet to the Point of Beginning, said curve having a central angle of 89° 45' 50", a radius of 25.00 feet, a tangent of 24.90 feet and a chord of S 17° 22' 50" W, 35.28 feet;

Containing 209,579 square feet, or 4.81 acres, more or less.

BEING a portion of the same property conveyed to Turnberry/Nashville Arena Hotel, L.P. by Deed of record in Book 10960, page 271, Register's Office for Davidson County, Tennessee, and the same property vested in Turnberry/Nashville Arena Hotel, L.P. by the closing of a portion of McGavock Street between Fourth Avenue South and Fifth Avenue South pursuant to Metro Council Ordinance No. O98-1239.