STATE OF SOUTH DAKOTA)
: SS
COUNTY OF MINNEHAHA)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 0-

Affiant

Subscribed and sworn to before me this 24th day of December, 2004.

Notary Public
My commission expires 8/20/10

JENNIFER L. LARSEN
NOTARY PUBLIC SOUTH DAKOTA

Davidson County DEEDQC
Recvd: 01/13/05 10:35 3 pgs
Fees:17.00 Taxes:0.00
20050113-0004848

This Instrument prepared by

John F. Archer
Hagen, Wilka & Archer, P.C.
600 S. Main Ave., Suite 102, P.O. Box 964, Sioux Falls, SD 57104
605/334-0005

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Number
Summit Hospitality I, LLC 2701 S. Minnesota Ave., Ste 6 Sioux Falls, SD 57105 Attn: Christopher Eng Work Phone: 605-361-9566	Summit Hospitality I, LLC 2701 S. Minnesota Ave., Ste 6 Sioux Falls, SD 57105 Attn: Christopher Eng Work Phone: 605-361-9566	Tax Parcel No. 70-16-28

ON THIS THE 24TH DAY OF DECEMBER, 2004, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SUMMIT HOTEL PROPERTIES, LLC, a South Dakota limited liability company, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, SUMMIT HOSPITALITY I, LLC, a Delaware limited liability company, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND (THE "PROPERTY") IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9d ON THE PLAN OF RESUBDIVISION OF METROCENTER LOT 9C, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 787, IN THE REGISTRAR'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SUMMIT HOTEL PROPERTIES, LLC BY DEED OF RECORD IN INSTRUMENT NO. 20040220-0019553, REGISTRAR'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

HOWEVER, THIS CONVEYANCE IS MADE SUBJECT TO THE LIEN OF NONDELINQUENT REAL PROPERTY TAXES AND ASSESSMENTS AND ALL COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, LIENS, ENCUMBRANCES AND OTHER TITLE MATTERS OF RECORD,

MATTERS OF TITLE WHICH ARE APPARENT OR ASCERTAINABLE BY AN INSPECTION OR SURVEY OF THE PROPERTY, AND ALL MATTERS AFFECTING THE CONDITION OF TITLE TO THE PROPERTY SUFFERED OR CREATED BY OR WITH THE CONSENT OF GRANTEE OR OTHERWISE KNOWN TO GRANTEE, AND ANY AND ALL ENCUMBRANCES.

IN WITESS WHEREOF, Grantor has caused this Deed to be executed by its representative thereunto duly authorized as of the day and year first above written.

SUMMIT HOTEL PROPERTIES, LLC

By: The Summit Group, Inc.
Its: Company Manager

By: _____
Kerry W. Boekelheide, President

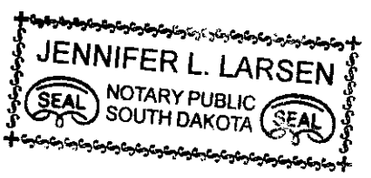
Acknowledgment for Deed executed by Kerry W. Boekelheide

STATE OF SOUTH DAKOTA)
:ss
COUNTY OF MINNEHAHA)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kerry W. Boekelheide with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the President of The Summit Group, Inc., a corporation, which is the Company Manager of Summit Hotel Properties, LLC a limited liability company, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation.

Witness my hand and official seal at office at Sioux Falls, SD on this date: 12/24/04

Commission expires: 8/20/10



Notary Public