Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Buhler-Freeman Management, LLC 105 McGavock Pike Nashville, TN 37214	SAME Buhler-Freeman Management, LLC P.O. Box 140539 Nashville, TN 37214	Part of Map 96-13, parcel 154
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (PLA) P.O. Box 340025, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, SHOLODGE, INC., a Tennessee corporation ("Grantor"), has bargained and sold, and hereby transfers and conveys to BUHLER-FREEMAN MANAGEMENT, LLC, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all easements, covenants, reservations, restrictions,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $183,768.00.

BUHLER-FREEMAN MANAGEMENT, LLC

By: Julie Buhler Freeman Chief Manager
Title:

Subscribed and sworn to before me this 12th day of December, 2005.

Notary Public
My Commission Expires:

REBECCA R. WATKINS NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 03/08/2007

Davidson County DEEDWARR
Recvd: 12/12/05 15:43 4 pgs
Fees:23.00 Taxes:679.94
20051212-0149243

1191771 v1
039350-356 11/17/05

limitations, conditions and other matters of record, including, without limitation, those matters described on Exhibit B attached hereto and incorporated herein by this reference.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth hereinabove and except that no warranty is made as to the amount of acreage in the Property.

This is unimproved property located on Elm Hill Pike in Nashville, Tennessee.

Executed this 12th day of December, 2005.

SHOLODGE, INC.

By: _____
James M. Grout, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Patrick L. Alexander the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James M. Grout, 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 ShoLodge, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of December, 2005.

_____
NOTARY PUBLIC

My Commission Expires: December 22, 2008

PATRICK L. ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Being land lying in the 15th Councilmanic District of Davidson County, Nashville, Tennessee, being bounded on the west by remaining lands of ShoLodge, Inc.; bounded on the north by Buhler-Freeman Management, LLC, as recorded in Deed Book 11591, page 171, Register's Office of Davidson County; bounded on the east by Lot 1, Section 10, Parrish Comm., as recorded in Plat Book 5060, page 176, Register's Office of Davidson County; and bounded on the south by Lot 1, Section 11, Parrish Comm. Park, as recorded in Plat Book 5190, page 13, Register's Office of Davidson County, by Lot 2, Gowda's Two Lot Subdivision, as recorded in Plat Book 8250, page 947, Register's Office of Davidson County, by Lot 2, Section 3, Parrish Commercial Park, as recorded in Plat Book 4595, page 184, Register's Office of Davidson County, and by Lot 2, Section 6, Parrish Commercial Park, as recorded in Plat Book 5190, page 572, Register's Office of Davidson County, and being described as follows according to the survey of Robert M. Searson of Littlejohn Engineering Associates (Tennessee Registered Land Surveyor No. 1666), dated November 9, 2005:

POINT OF COMMENCEMENT being the southwest corner of said Lot 2, Section 6, Parrish Commercial Park, and lying on the northern right of way of Elm Hill Pike; thence leaving said right of way of Elm Hill Pike and along the western property line of said Lot 2, N27°19'08"E 155.68' to the true and actual POINT OF BEGINNING, said point being the northwest corner of said Lot 2 and the southwest corner of the tract being described; thence leaving said property line of Lot 2 with the following: N02°07'25"E 101.45' to a set point; thence N04°41'18"W 94.31' to a set point; thence N24°58'34"W 82.81' to a found 1/2" iron rod, said rod being the northwest corner of the tract being described; thence S79°56'52"E 83.16' to a found concrete monument; thence S09°59'26"W 63.04' to a found 1/2" iron pipe; thence S73°17'25"E 102.66' to a found iron rod; thence N70°44'39"E 106.85' to a found iron rod, said rod being the northeast corner of the tract being described; thence S05°49'20"E 151.49' to a set point; thence S85°24'54"W 129.25' to a set point; thence S01°12'57"E 93.79' to a found iron rod with cap, said rod being the southeast corner of the tract being described; thence N69°12'21"W 90.84' to a found 1/2" iron rod; thence N56°33'50"W 41.74' to the point of beginning.

Containing 45,942 square feet or 1.05 acres, more or less.

Being a portion of the same property conveyed to ShoLodge, Inc. by deed from Shoney's Inn of Stockbridge, of record as Instrument No. 20050119-0006894 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the plat of record in Plat Book 8250, page 947, Register's Office for Davidson County, Tennessee.

3. Grant of Overhead Line Easement, of record as Instrument No. 20051115-0137851 in the Register's Office for Davidson County, Tennessee.