27025 L.A.
S. Jones
313

COURTYARD

PREPARED BY AND RETURN TO:
Adam S. Wilk
Bracewell & Giuliani LLP
111 Congress Avenue, Suite 2300
Austin, Texas 78701-4061

Davidson County DEEDWARR
Recvd: 05/09/06 07:32 8 pgs
Fees:43.00 Taxes:108702.30
20060509-0053893

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 3rd day of March, 2006, by and between NASHVILLE VANDERBILT HOTEL PARTNERS, L.P., a Tennessee limited partnership ("Grantor"), to those parties set forth on SCHEDULE I attached hereto, as tenants-in-common in the respective undivided interests set forth on such SCHEDULE I (hereinafter collectively called the "Grantee"), whose mailing address is c/o Moody National Orlando R S, LLC, 6363 Woodway, Suite 110, Houston, Texas 77057.

WHEREAS, Grantor holds legal title to certain real property more particularly described in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, Grantor desires to convey to Grantee in fee simple all of its right, title and interest in and to the Property.

NOW, THEREFORE, in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does hereby grant, bargain, sell and convey unto the Grantee in fee simple the Property, TOGETHER WITH all rights of way, easements, rights, privileges and appurtenances thereto or in any way appertaining, all improvements thereon and all the estate, right, title, interest and claim, either at law or in equity, of the Grantor in the said Property.

However, this conveyance is made subject to all covenants, conditions, restrictions, easements, right of way and other title matters of record as shown on Exhibit "B", to the extent such matters are valid and subsisting and affect of pertain to the Property as of the date hereof.

AND the Grantor covenants that it will warrant specially the Property hereby conveyed; and that it will execute such further assurances of said land as may be requisite.

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

GRANTOR

NASHVILLE VANDERBILT HOTEL PARTNERS, L.P., a Tennessee limited partnership

By: Nashville West End Hotel Investors, LLC, a Tennessee limited liability company, its general partner

By: _____
Name: John A. Boyd
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, a notary public of the jurisdiction mentioned, personally appeared John A. Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him/herself to have been the Chief Manager of Nashville West End Investors, LLC, the within named bargain or, a LLC, and that s/he, as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC.

Witness my hand and seal at office this 1 day of May, 2006.

J. CLAY COX NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN Exp. 9-27-06

_____
Notary Public

My Commission Expires: _____

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

GRANTOR

NASHVILLE VANDERBILT HOTEL PARTNERS, L.P., a Tennessee limited partnership

By: Nashville West End Hotel Investors, LLC, a Tennessee limited liability company, its general partner

By: _____
Name: John A. Bohlke
Title: Chief Mgr

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, a notary public of the jurisdiction mentioned, personally appeared John A. Bohlke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him/herself to have been the Chief Mgr of Nashville Vanderbilt Hotel Investors, LLC, the within named bargain or, a LLC, and that s/he, as such Chief Mgr, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC.

Witness my hand and seal at office this 1 day of May, 2006.

J. COLE NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

_____
Notary Public

My Commission Expires: Exp. 9-27-06

TRANSFER TAX DECLARATION

STATE OF TENNESSEE)
COUNTY OF SHELBY)

The undersigned, being first duly sworn, hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 19,379,000.00.

Affiant

J. CLAY COLE NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

Notary Public

My commission expires: Exp. 9-27-06

Property Owner's Address: Moody National Orlando RS LLC
6363 Woodway Suite 110
Houston TX 77057

Mail Tax Bills To:
Same

Tax Parcel Number:
92-16/115
92-16/120

SCHEDULE I
TO
SPECIAL WARRANTY DEED

Grantee

Grantee Name	Interest
Moody National Nashville MC H, LLC, a Delaware limited liability company	0.539%
TIC Nashville MC 1, LLC, a Delaware limited liability company	3.682%
TIC Nashville MC 2, LLC, a Delaware limited liability company	1.647%
TIC Nashville MC 3, LLC, a Delaware limited liability company	2.669%
TIC Nashville MC 4, LLC, a Delaware limited liability company	3.165%
TIC Nashville MC 5, LLC, a Delaware limited liability company	1.647%
TIC Nashville MC 6, LLC, a Delaware limited liability company	3.328%
TIC Nashville MC 7, LLC, a Delaware limited liability company	2.916%
TIC Nashville MC 8, LLC, a Delaware limited liability company	2.265%
TIC Nashville MC 9, LLC, a Delaware limited liability company	2.142%
TIC Nashville MC 10, LLC, a Delaware limited liability company	2.471%
TIC Nashville MC 11, LLC, a Delaware limited liability company	4.530%
TIC Nashville MC 12, LLC, a Delaware limited liability company	4.942%
TIC Nashville MC 13, LLC, a Delaware	3.336%

limited liability company	
TIC Nashville MC 14, LLC, a Delaware limited liability company	9.885%
TIC Nashville MC 15, LLC, a Delaware limited liability company	8.237%
TIC Nashville MC 16, LLC, a Delaware limited liability company	3.707%
TIC Nashville MC 17, LLC, a Delaware limited liability company	2.471%
TIC Nashville MC 18, LLC, a Delaware limited liability company	2.471%
TIC Nashville MC 19, LLC, a Delaware limited liability company	2.919%
TIC Nashville MC 20, LLC, a Delaware limited liability company	2.845%
TIC Nashville MC 21, LLC, a Delaware limited liability company	5.766%
TIC Nashville MC 22, LLC, a Delaware limited liability company	3.0%
TIC Nashville MC 23, LLC, a Delaware limited liability company	5.030%
TIC Nashville MC 24, LLC, a Delaware limited liability company	3.830%
TIC Nashville MC 25, LLC, a Delaware limited liability company	3.789%
TIC Nashville MC 26, LLC, a Delaware limited liability company	2.595%
TIC Nashville MC 27, LLC, a Delaware limited liability company	1.886%
TIC Nashville MC 28, LLC, a Delaware limited liability company	1.549%
TIC Nashville MC 29, LLC, a Delaware limited liability company	0.741%

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

Legal Description

A tract of land in the First Civil District of Nashville, Davidson County, Tennessee, at the Southeast corner of West End Avenue and Nineteenth Avenue South being more particular described by Walter Davidson & Association as follows:

Beginning at an iron rod; said iron rod being the intersection of the southeastern right of way of West End Avenue (90°) and the southwestern right of way of Nineteenth Avenue South (50°); thence with said right of way of Nineteenth Avenue South 31 degrees 10 minutes 49 seconds East a distance of 305.32 feet to an iron rod; thence South 56 degrees 54 minutes 29 seconds West a distance of 150.13 feet to an iron rod in the northeastern right of way of Alley Number 384, thence with said Alley North 31 degrees 13 minutes 00 seconds West a distance of 159.71 feet to an iron rod in said right of way at the southeastern corner of the property Twentieth Avenue Co as of record in Book 5958 Page 539; thence with the common line with Twentieth Avenue Co. North 31 degrees 13 minutes 00 seconds West a distance of 150.16 feet to an iron rod in the right of way of West End Avenue thence with right of way of West End Avenue North 58 degrees 38 minutes 47 seconds East a distance of 150.24 feet to the Point of Beginning. Containing 46182.366 square feet or 1.060 acres more or less.

Being the same property conveyed to Nashville Vanderbilt Hotel Partners, L.P., a Tennessee limited partnership, by deed of record in Instrument No. 20040604 0066371, R.O.D.C. TN.