QUITCLAIM DEED

FROM:	CALUMET MOTELS, LTD., Grantor	This instrument was prepared by: Spruell Driver, Jr. Miller & Martin PLLC
TO:	ATHENA ENTERPRISES, LLC, Grantee	150 4th Avenue North, Suite 1200 Nashville, Tennessee 37219

Address of New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Athena Enterprises, LLC 2521 Elm Hill Pike Nashville, Tennessee 37214	(New Owner)	97-0-34

Davidson County DEEDQC
Recvd: 06/27/06 13:41 5 pgs
Fees:27.00 Taxes:0.00
20060627-0076801

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00. Transfer tax was paid upon the recordation of Special Warranty Deed, Instrument No. 20030912-0134642.

Spruell Driver, Jr.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 16 day of June, 2006.

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Jean P. Shearer
Notary Public

My Commission Expires: My Commission Expires JAN. 23, 2010

WHEREAS:

1. By Special Warranty Deed recorded as Instrument No. 20030912-0134642 in the Register's Office for Davidson County, Tennessee (the "Deed"), Calumet Motels, Ltd. ("Grantor") conveyed certain property (the "Property") described therein to Athena Enterprises, LLC ("Grantee").

2. By Deed of Correction recorded as Instrument No. 20060517-0058120 in the Register's Office for Davidson County, Tennessee (the "Corrective Deed"), Grantor and Grantee corrected certain mistakes contained in the legal description of the Property in the Deed.

3. The Council of the Metropolitan Government of Nashville and Davidson County, by Ordinance No. 083-1231, closed, vacated and abandoned a portion of Old Stewarts Ferry Pike, whereby a portion of the Property consisting of the area bounded on the North by the centerline of Old Stewarts Ferry Pike and constituting the southern most half of the abandoned portion of Old Stewarts Ferry Pike reverted to Grantor.

4. A survey obtained by Grantee, after having acquired the Property from Grantor, determined that the legal descriptions for the Property contained in the Deed and the Corrective Deed contain mistakes as to the precise location of the centerline of Old Stewarts Ferry Pike and the metes and bounds of the area constituting the southern most half of the abandoned portion of Old Stewarts Ferry Pike that reverted to Grantor and the metes and bounds of the other portions of the Property.

5. Grantee desires to receive from Grantor, and Grantor is willing to provide to Grantee, this Quitclaim Deed for the purpose of conveying any interest of Grantor to Grantee in and to the southern most half of the abandoned portion of Old Stewarts Ferry Pike and the remaining portions of the Property, all as more particularly described by the metes and bounds set forth hereinafter,.

NOW, THEREFORE, in consideration of the premises, and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby quitclaim, transfer and convey unto Grantee, all of Grantor's right, title and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of June, 2006.

GRANTOR:

CALUMET MOTELS, LTD.

By: Innisfree Management Corporation

By: _____

Title: CEO - Chairman

STATE OF FLORIDA)
COUNTY OF Santa Rosa)

Before me, Carol Ruben, a Notary Public of said County and State, personally appeared Julian MacQueen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chairman + CEO (or other officer authorized to execute the instrument) of INNISFREE MANAGEMENT CORPORATION, an Alabama corporation, the General Partner of CALUMET MOTELS, LTD., the within named bargainor, an Alabama limited partnership, and that he as such executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in its capacity as general partner of the partnership, and on its behalf, by himself as Chairman + CEO of the corporation.

Witness my hand and seal, at Office in Gulf Breeze, Florida, this 12 day of June, 2006.

Carol Ruben
MY COMMISSION # DD163332 EXPIRES
December 10, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Carol Ruben
Notary Public

My Commission Expires: 12-10-2006

EXHIBIT A

TRACT I:

All that tract of land lying in Nashville, Tennessee being more particular described as follows: BEGINNING at a concrete monument at the Rights of Way intersection of the southeasterly Right of Way of Interstate 40 and the northeasterly Right of Way of Stewarts Ferry Pike, also being on the southern line of Old Stewarts Ferry Pike (abandoned by Council Bill No. 083-1231), Thence; along the southern Right of Way of said Old Stewarts Ferry Pike the following courses and distances: North 85 degrees 12 minutes 58 seconds East a distance of 116.69 feet to a "pk" nail, Thence; North 04 degrees 47 minutes 02 seconds West a distance of 20.00 feet to an iron pin, Thence; North 85 degrees 12 minutes 58 seconds East a distance of 95.80 feet to a "pk" nail, Thence: along a curve to the right, said curve having an arc length of 96.21 feet, a radius of 1024.00 feet and a chord bearing and distance of North 88 degrees 41 minutes 29 seconds East 96.17 feet to a "pk" nail being the northeastern corner of the tract herein described, Thence; South 04 degrees 40 minutes 28 seconds West a distance of 190.46 feet to an iron pin, Thence; South 54 degrees 33 minutes 25 seconds West a distance of 52.08 feet to a "pk" nail, Thence; South 40 degrees 42 minutes 30 seconds East a distance of 85.19 feet to a "pk" nail, Thence; along a curve to the right, said curve having an arc length of 53.82 feet, a radius of 97.55 feet, and a chord bearing and distance of South 24 degrees 59 minutes 35 seconds East 53.14 feet to a "pk" nail, Thence; along another curve to the right, said curve having an arc length of 109.29 feet, a radius of 86.53 feet and a chord bearing and distance of South 27 degrees 46 minutes 06 seconds West 102.17 feet to an iron pin in the northeastern Right of Way of said Stewarts Ferry Pike, Thence; along said northeastern Right of Way, the following courses and distances: along a curve to the left, said curve having an arc length of 120.11 feet, a radius of 1220.92 feet and a chord bearing and distance of North 37 degrees 13 minutes 35 seconds West 120.06 feet to an iron pin; Thence; North 50 degrees 05 minutes 00 seconds East a distance of 75.00 feet to an iron pin, Thence; along a curve to the left, said curve having an arc length of 357.34 feet, a radius of 1295.92 feet and a chord bearing and distance of North 47 degrees 43 minutes 42 seconds West 356.21 feet to the point of BEGINNING. Containing 1.21 acres or 52,688.5 square feet, more or less.

TRACT II: (part of Old Stewarts Ferry Pike):

All that tract of land lying in Nashville, Tennessee being part of Old Stewarts Ferry Pike (abandoned by Council Bill No. 083-1231) and being more particularly described as follows: BEGINNING at a concrete monument at the Rights of Way intersection of the southeasterly Right of Way of Interstate 40 and the northeasterly Right of Way of Stewarts Ferry Pike, also being on the southern line of Old Stewarts Ferry Pike (abandoned by Council Bill No. 083-1231), Thence: along the Right of Way of said Interstate 40, North 23 degrees 20 minutes 06 seconds East a distance of 62.36 feet to an iron pin being on the centerline of said Old Stewarts Ferry Pike, Thence; along said centerline the following courses and distances: North 85 degrees 12 minutes 58 seconds East a distance of 87.30 feet to an iron pin, Thence; South 04 degrees 47 minutes 02 seconds East a distance of 5.00 feet to an iron pin, Thence; North 85 degrees 12

minutes 58 seconds East a distance of 96.00 feet to a "pk" nail, Thence; along a curve to the right, said curve having an arc length of 99.23 feet, a radius of 1054.00 feet and a chord bearing and distance of North 88 degrees 41 minutes 09 seconds East 99.20 feet to a "pk" nail, Thence; leaving said centerline, South 01 degrees 22 minutes 59 seconds West a distance of 30.00 feet to a "pk" nail on the southern line of said Old Stewarts Ferry Pike, Thence; along said southern line the following courses and distances: along a curve to the left, said curve having an arc length of 96.21 feet, a radius of 1024.00 feet and a chord bearing and distance of South 88 degrees 41 minutes 29 seconds West 96.17 feet to a "pk" nail, Thence; South 85 degrees 12 minutes 58 seconds West a distance of 95.80 feet to an iron pin, Thence; South 04 degrees 47 minutes 02 seconds East a distance of 20.00 feet to a "pk" nail, Thence; South 85 degrees 12 minutes 58 seconds West a distance of 116.69 feet to the point of BEGINNING. Containing 0.26 acres or 11,418.4 square feet, more or less

Being a portion of the property abandoned by Council Bill No. 083-1231.

Tracts I and II being the same property conveyed to Calumet Motels Limited by deed from Calumet Development Corporation of record in Book 7971, page 43, Register's Office for Davidson County, Tennessee.

TRACT III: (Leasehold Tract):

All that tract of land lying in Nashville, Tennessee To find the point of Beginning, COMMENCE at a concrete monument at the Rights of Way intersection of the southeasterly Right of Way of Interstate 40 and the northeasterly Right of Way of Stewarts Ferry Pike, also being on the southern line of Old Stewarts Ferry Pike (abandoned by Council Bill No. 083-1231), Thence; North 85 degrees 12 minutes 58 seconds East, along said southern line, a distance of 116.69 feet, Thence; North 04 degrees 47 minutes 02 seconds West a distance of 20.00 feet, Thence; North 85 degrees 12 minutes 58 seconds East a distance of 31.30 feet, Thence; North 04 degrees 47 minutes 02 seconds West a distance of 25.19 feet to the point of BEGINNING of the tract herein described, Thence; North 02 degrees 55 minutes 22 seconds West a distance of 45.08 feet, Thence; North 85 degrees 56 minutes 24 seconds East a distance of 188.50 feet, Thence; South. 04 degrees 08 minutes 00 seconds East a distance of 25.07 feet, Thence; South 02 degrees 34 minutes 55 seconds East a distance of 168.00 feet, Thence; South 35 degrees 59 minutes 37 seconds West a distance of 15.12 feet, Thence; South 36 degrees 22 minutes 36 seconds West a distance of 36.18 feet, Thence; North 57 degrees 29 minutes 55 seconds West a distance of 17.11 feet, Thence; North 04 degrees 40 minutes 28 seconds East a distance of 147.66 feet, Thence; North 03 degrees 44 minutes 03 seconds West a distance of 30.00 feet, Thence; South 86 degrees 15 minutes 57 seconds West a distance of 160.75 feet to the point of BEGINNING. Containing 0.33 acres or 14,598.4 square feet, more or less

Being the same property leased to Calumet Motels, Ltd. By Corrective Memorandum of Sublease recorded in Book 8224, page 929, as re-recorded in Book 9954, page 63, Register's Office for Davidson County, Tennessee.