THIS INSTRUMENT PREPARED BY: WILLIAM TIMOTHY HILL SUN TRUST BANK BUILDING 201 4TH AVENUE NORTH, SUITE 1800 NASHVILLE, TN 37219	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant SUBSCRIBED AND SWORN to before me, this 24 day of August, 2006. Notary Public My Commission Expires:	
ADDRESS NEW OWNER: Pinnacle Hospitality Partners, LLC 4410 Franklin Road Nashville, TN 37204	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 062-00-0-164.00 062-00-0-107.00

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), I, Jayanti Govindji, Grantor, by these presents do hereby quitclaim and convey unto Pinnacle Hospitality Partners, LLC, its successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See attached Exhibit "A"

This is not residential property and I have never resided at the property.

IN WITNESS WHEREOF, I have hereunto set my hand this the 24 day of August, 2006.

Jayanti Govindji

Davidson County DEEDQC
Recvd: 08/28/06 15:15 2 pgs
Fees:12.00 Taxes:0.00
20060828-0106274

STATE OF UTAH)
COUNTY OF Utah)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jayant Govindji, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Alpine, Utah, this 24 day of August, 2006.

Janice Dennison
NOTARY PUBLIC

JANICE DENNISON
NOTARY PUBLIC • STATE of UTAH
113 S. MAIN STREET
ALPINE, UTAH 84004
COMM. EXPIRES 7-29-2008

My Commission Expires: _____

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the Plan of Resubdivision of Lots 1 & 3, Rudys Farm of record in Book 7900, Page 54, as corrected by a Surveyor's Certificate of Correction of record in Book 8289, Page 312, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Pinnacle Hospitality Partners, LLC, and Jayanti Govindji by General Warranty Deed from Professional Real Estate Developers, LLC, a Tennessee Limited Liability Company, of record at Instrument No. 20060828-0106273.

Being also the same property conveyed to Professional Real Estate Developers, LLC, a Tennessee Limited Liability company, by Quitclaim Deed from Professional Real Estate Developers, Inc., a Tennessee corporation, of record in Book 11059, Page 818, Register's Office for Davidson County, Tennessee.

This is improved property known as 230 Rudy Circle, Nashville, TN 37214

Tract II:

Land in Davidson County, Tennessee, being a 4/5 undivided interest in Lot 4, Plan of Rudy's Farm, of record in Book 7900, page 35, as corrected by a Surveyor's Certificate of Correction of record in Book 8289, Page 312, said Register's Office.

Included in the above, but excluded therefrom is property conveyed to the State of Tennessee by deed of record in Book 10352, page 790, said Register's Office described as follows:

Beginning at the point of intersection of the existing west margin of SR 155 and the north boundary of the Music Valley Inns, Inc. property; thence with said boundary north 74 degrees 40' 27" west 29.65' to a point; thence with the proposed west margin of said road north 06 degrees 38' 50" west 183.73' to a point, said point being 91.7' left of SR 155 proposed centerline station 433+29.40; thence with the existing east margin of Music Valley Drive with a curve left and northerly 142' more or less to a point; thence with said existing west margin southerly 336' more or less to the point of beginning containing 0.127 acres.

Being the same property conveyed to Pinnacle Hospitality Partners, LLC, and Jayanti Govindji by General Warranty Deed from Professional Real Estate Developers, LLC, a Tennessee Limited Liability Company, of record at Instrument No. 20060828-0106273.

Being also the same property conveyed to Professional Real Estate Developers, LLC, a Tennessee Limited Liability company, by Quitclaim Deed from Professional Real Estate Developers, Inc., a Tennessee corporation, of record at Instrument No. 20060828-0106272, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Music Valley Drive, Nashville, TN 37214