Prepared By:
Carmen C. Yung, Esq.
Legal Department
Accor North America, Inc.
4001 International Parkway
Carrollton, Texas 75007
(972) 360-5915

Send Tax Bills to:
Shriji Hospitality Inc.
5308 Sunset Blvd.
Los Angeles, CA 90027

Map Parcel Numbers
Map 71-6
Parcel 84

After Recording Mail To:
Shriji Hospitality Inc.
5308 Sunset Blvd.
Los Angeles, CA 90027

AFTER RECORDING RETURN TO:
NORTH AMERICAN TITLE COMPANY
8070 PARK LANE, SUITE 200
DALLAS, TEXAS 75231
ATTN: MARSHA REYNOLDS

Davidson County DEEDWARR
Recvd: 09/28/06 15:57 5 pgs
Fees:28.00 Taxes:6290.00
20060928-0120359

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 25 day of September, 2006 by and between Motel 6 Operating L.P., a Delaware limited partnership, ("Grantor") and Shriji Hospitality, Inc., a Tennessee corporation whose address is 5308 Sunset Blvd., Los Angeles, CA 90027 ("Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto the Grantee, its successors and assigns, the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Located at: 311 W. Trinity Lane, Nashville, Tennessee 37207
See Exhibit A attached hereto and incorporated herein by reference for legal description of said property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, successors, and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the afore described real estate; that it has good right to sell and convey the same; that the same is unencumbered, except for those matters filed as of record, some of which are attached hereto as Exhibit B; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons when the claim is by, through, or under Grantor but not otherwise.

The word "Grantor" as used herein shall mean "Grantors" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Motel 6 Operating L.P., a Delaware
limited partnership

By: Accor North America Inc., managing general partner

By: _____
Kristin Taylor Director of Real Estate and Development

STATE OF TEXAS)
)
COUNTY OF DENTON)

Before me, Judy A. Linville a Notary Public of said State and County aforesaid, personally appeared Kristin Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Director of Real Estate and Development of Accor North America, Inc., managing general partner of Motel 6 Operating L.P., a Delaware limited partnership, the within bargainor, a partnership, and that she as such Director of Real Estate and Development, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as Director of Real Estate and Development of Accor North America, Inc., managing general partner of Motel 6 Operating L.P., a Delaware limited partnership.

WITNESS my hand and official seal

Judy A. Linville
Notary Public, State of Texas
My Commission Expires: 2/7/2010

JUDY A. LINVILLE NOTARY PUBLIC STATE OF TEXAS Expires 02-07-10

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $1,700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 25th day of Sept 2006

Judy A. Linville
Notary Public
My commission expires: 2/7/2010

JUDY A. LINVILLE NOTARY PUBLIC STATE OF TEXAS Expires 02-07-10

EXHIBIT "A"
(Legal Description)
Nashville, (Davidson) County
Tennessee

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of the Thomas C. Scott Subdivision, as of record in Plat Book 5800, Page 43, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the northerly right-of-way line of West Trinity Lane, at a corner common with the property of George Hussey, as of record in Deed Book 6684, Page 723, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of West Trinity Lane, with a curve to the right, along an arc length of 50.03 feet, the central angle of which is 01 deg 29 min 18 sec, the radius of which is 1925.85, the chord of which is North 84 deg 53 min 26 sec West, 50.02 feet to an iron rod set, at a corner common with Lot 1 of Section One Subdivision of 315 West Trinity Lane, as of record in Plat Book 5190, Page 596, at the Register's Office for Davidson County, Tennessee, also being the property of Charles J. Bradley, as of record in Deed Book 7941, Page 328, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of West Trinity Lane, with the westerly property line of said Lot 1, North 07 deg 44 min 00 sec East, 142.41 feet to an "X" in concrete;

Thence with the northerly property line of said Lot 1, North 82 deg 16 min 00 sec West, 214.72 feet to an iron rod set;

Thence with the easterly property line of said Lot 1, South 07 deg 47 min 00 sec West, 137.46 feet to an iron rod set in the northerly right-of-way line of West Trinity Lane;

Thence with the northerly right-of-way line of West Trinity Lane, with a curve to the right, along an arc length of 10.03 feet, the central angle of which is 00 deg 17 min 54 sec, the radius of which is 1925.85 feet, the chord of which is North 77 deg 36 min 01 sec West, 10.03 feet to an iron rod set, at a corner common with the property of Howell C. Patton, III, as of record in Deed Book 7417, Page 349, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of West Trinity Lane, with the easterly property line of Howell C. Patton, III, North 07 deg 47 min 00 sec East, 136.64 feet to an existing iron rod;

EXHIBIT "A"
(Legal Description)
Nashville, (Davidson) County
Tennessee
(Continued)

Thence North 82 deg 16 min 00 sec West, 44.06 feet to an iron rod set;

Thence North 07 deg 42 min 00 sec East, 298.23 feet to an existing concrete monument, in the southerly property line of Robert Lee Williams, Jr., Et Ux, as of record in Deed Book 4416, Page 172, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Robert Lee Williams, Jr., Et Ux, North 80 deg 35 min 00 sec East, 37.24 feet to an existing concrete monument, at a corner common with the property of F.Z. Cripps, Et Ux, as of record in Deed Book 0, Page 217, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of F.Z. Cripps, Et Ux, South 70 deg 29 min 00 sec East, 87.09 feet to an existing concrete monument, at a corner common with F. Z. Cripps, Et Ux, as of record in Deed Book 2648, Page 213, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of F.Z. Cripps, Et Ux, North 80 deg 35 min 00 sec East, 207.00 feet to a pk nail set, in the southerly property line of Jack D. & Edith H. Johnson, as of record in Deed Book 1145, Page 279, at the Register's Office for Davidson County, Tennessee, and at a corner common with the property of George W. Hussey;

Thence with the westerly property line of George W. Hussey, South 07 deg 42 min 00 sec West, 492.58 feet to the POINT OF BEGINNING. Containing 108,531 square feet or 2.492 acres more or less.

Being the same property conveyed to Motel 6 Operating L.P., as of record in Deed Book 6979, Page 958, at the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Nashville, Davidson County
Tennessee

1. If improvements are completed after January 1 on any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

2. Subject to all matters shown on the Plan of Thomas C. Scott Subdivision, of record in Plat Book 5800, page 43, Register's Office of Davidson County, Tennessee.