Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Pinnacle-Whitebridge Road, LLC 4410 Franklin Road Nashville, TN 37204	Map 91-14-155	JP Morgan Chase Bank, NA c/o AR Cap Servicing, Inc. 5221 N. O'Connor Boulevard Suite 600 Irving, TX 75039

This instrument was prepared by: Fisher & Douglas, LLP
503 S. Front Street, Suite 210, Columbus, OH 43215

Davidson County DEEDWARR
Recvd: 11/09/06 15:54 4 pg
Fees:23.00 Taxes:19240.00

20061109-0139725

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Nashville Hotel Investors, LLC,** an Ohio limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Pinnacle-Whitebridge Road, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real property taxes for the year 2006, a lien, but not yet due and payable and the Permitted Encumbrances set forth in Exhibit B, which is attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

This is improved property known as 5612 Lenox Avenue, Nashville, Davidson County, Tennessee.

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

Grantor covenants with the Grantee that the Property is fee from all encumbrances made of suffered by Grantor, except to the extent otherwise set forth herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,200,000.00.

Affiant

Subscribed and sworn to before me this 6th day of November, 2006

CHARLOTTE E HERRING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 23, 2010

Notary Public

Grantor further covenants and binds itself to warrant and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 6th day of November, 2006.

GRANTOR:

Nashville Hotel Investors, LLC
an Ohio limited liability company

By: _____
Peter L. Coratola, Manager

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, David W. Douglas Notary Public, Peter L. Coratola, 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 Manager of Nashville Hotel Investors, LLC, the within named bargainor, an Ohio limited liability company, and that he as such Manager, being authorized by the bargainor, executed the foregoing instrument on for the purposed therein contained.

WITNESS my hand, at office, this 6th day of November, 2006.

_____
Notary Public

NOTARIAL SEAL
STATE OF OHIO

DAVID W. DOUGLAS
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

Exhibit "A"

Being part of block 18 of the C.C. Vernon Subdivision in the Eighth Civil District of Davidson County, Tennessee, a plan of which is of record in Book 161, page 164, R.O.D.C.T. , and described more particularly by metes and bounds as follows;

BEGINNING at an existing iron pin in the northerly right-of-way line of Lenox Avenue, said pin also being the southeast corner of this tract and the southwest corner of the David G. and Renee M. Todd property as recorded in Deed Book 20010914 page 100089, R.O.D.C.T.;

THENCE, along the northerly right-of-way of said road, south 62 05' 39" west, 319.82 feet to an existing iron pin, said pin being the southwest corner of this tract and the southeast corner of the Huang Yang, Lian-Chan and wife property as recorded in Deed Book 6773, page 839, R.O.D.C.T;

THENCE, leaving said right-of-way and with the easterly line of said property and the west line of this tract, north 19 58' 24" west, 276.34 feet to an iron pin in the southerly line of a 16 foot alley;

THENCE, with the southerly line of said alley, north 61 40' 07" east , 232.45 feet to an iron pin in the westerly line of a 17 foot alley;

THENCE, with the westerly line of said alley, south 27 15' 08" east, 124.97 to an iron pin set in the southerly

line of a 27 foot alley;

THENCE, with the southerly line of said alley , north 64 58' 04" east , 52.40 feet to an iron pin , said iron pin being the northeast corner of this tract;

THENCE, along or near the westerly line of David G. Todd, of record in instrument number 200109140100089,R.O.D.C. south 27 15' 48" east , 147.84 feet to the POINT OF BEGINNING and containing 76,515€ SQ.FT. or 1.75 acres, more or less,

Being the same property conveyed to NASHVILLE HOTEL INVESTORS, LLC, by deed of record as Instrument No. 20040616-0071517, said Register's Office.

Exhibit "B"

1. Matters shown on the Plan of record in Book 161, page (s) 164, said Register's Office.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4017, page 347, said Register's Office, as shown on that certain plat of survey of J. Alan Cummings with Crawford Land Surveyors, P.C., dated May 25, 2004, updated October 19, 2006, Job No. 06094.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4017, page 351, said Register's Office, as shown on that certain plat of survey of J. Alan Cummings with Crawford Land Surveyors, P.C., dated May 25, 2004, updated October 19, 2006, Job No. 06094.

4. License from Development Resources of Tennessee, Inc. to Baymont Franchises International, Inc. of record in Book 11385, page 264, said Register's Office.

5. Easement Agreement by and between Shoneys, Inc. and Development Resources Corp. for ingress and egress of record in Book 7761, page 310, said Register's Office.

6. All matters shown on the plat of survey of J. Alan Cummings with Crawford Land Surveyors, P.C., dated May 25, 2004, updated October 19, 2006, Job No. 06094.