Davidson County DEEDWARR
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Fees:38.00 Taxes:39960.00
20070212-0017786

This instrument prepared by:
Shabani & Shabani LLP
1801 Avenue of the Stars, Suite 1035
Los Angeles, California 90067-5809
Attention: Evelyn Ginossi

SPECIAL

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER 10801007700
CRP/Cardel Nashville Airport Hotel, LLC c/o DHM Acquisitions, LLC	same	
7700 North Kendall Drive, Suite 601		
Miami, Florida 33156		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Nashville Hotel Investment, LLC, a Delaware limited liability company and Nashville Polaris Investment, LLC, a North Carolina limited liability company, as tenants-in-common (collectively, the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto the said CRP/Cardel Nashville Airport Hotel, LLC, a Delaware limited liability company, the Grantee herein ("Grantee"), their successors, heirs and assigns, certain real estate in Davidson County, being more particularly described in Exhibit "A" attached hereto ("Legal Description").

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG *The actual consideration or value whichever is greater, for this transfer is $10,800,000.00*
Subscribed and sworn to before me this the 2 *day of* February *2007*

Affiant Christopher R. Smith, Manager of Grantor

Notary Public _____

My commission expires: 8/25/07
(Affix Seal)

NOTARY PUBLIC MECKLENBURG

This is improved property known as 1111 Airport Center Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit "B" ("Permitted Exceptions").

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor, but not otherwise.

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.

[SIGNATURE PAGE ATTACHED]

In witness whereof, Grantor has caused to be executed this instrument this 2nd day of February, 2007.

GRANTOR:

NASHVILLE HOTEL INVESTMENT, LLC,
a Delaware limited liability company

By: _____

Name: Christopher R. Smith
Its: Manager

NASHVILLE POLARIS INVESTMENT, LLC,
a North Carolina limited liability company

By: _____

Name: Christopher R. Smith
Its: Manager

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Personally appeared before me, ~~Christopher Smith~~ Brett R. McDonagh *a Notary Public in and for said County and State,* Christopher R. Smith *, 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 purposes therein contained, and who further acknowledged that* he *is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.*

Witness my hand, at office in Charlotte, NC *, this* 2 *day of* February *2007.*

Notary Public

My Commission Expires: 8/25/07

NOTARY PUBLIC BRETT R MCDONAGH

Exhibit "A"
Legal Description

Being a parcel of land located in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the Easterly margin of Airport Center Drive, and being Lot No. 9 on the recorded Subdivision Plat entitled Re-subdivision of a re-subdivision of lot 9 of Metro Airport Center, Section 4, Phase 4, of record in Book 6200, Page 670, R.O.D.C. and being more particularly described as follows:

Beginning at a concrete monument in the east right of way of Airport Center Drive, said monument being the Northwest Corner of Lot No. 19 as shown on the recorded plat of Metro Airport Center Section 4, Phase 6, of record in book 8250, Page 450, R.O.D.C.

Thence, with said right-of-way of Airport Center Drive and a curve to the left 40.78 feet to a p.k. nail, said curve having a central angle of 38° 56' 31", a radius of 60.00 feet to a tangent of 21.21 feet and a chord of N 21° 41' 48" W, 40.00 feet:

Thence, continuing with said right-of-way and a curve to the right 76.98 feet to an existing iron pin, said curve having a central angle of 88 ° 12' 45", a radius of 50.00 feet, a tangent of 48.46 feet and a chord of N 02 ° 56' 20" E, 69.60 feet:

Thence N 47 ° 02' 42" E, 274.68 feet to an existing iron pin:

Thence, with said right-of way and a curve to the left 42.50 feet to an existing iron pin in the southwest corner of the lot entitled "Tract A" as recorded on the Re-subdivision of lot No. 9 of Metro Airport Center, Section 4, Phase 4, of record in book 6200, Page 445, R.O.D.C, said curve having a central angle of 04 ° 35' 40" a radius of 530.00 feet, a tangent of 21.26 feet and a chord of N 44 ° 44' 52" E, 42.49 feet:

Thence, leaving said right-of way with the southerly line of "Tract A" S 82 ° 27' 11" E, 419.56 feet to an existing iron pin in the southeast corner of said "Tract A":

Thence, leaving said "Tract A" with the westerly boundary of property conveyed to Nashville Hotel Associates, Ltd., of record in Book 10994, Page 587, R.O.D.C. the following calls;

S 15 ° 27' 43" E; 0.63, feet to an existing iron pin;
S 06 ° 58' 29" E, 105.00, feet to an existing iron pin
S 01 ° 05' 24" E, 51.09, feet to an existing iron pin
S 06 ° 11' 46" W, 50.16, feet to an existing iron pin
S 10° 46' 12" W, 50.00, feet to an existing iron pin
S 22 ° 37' 47" W, 51.09, feet to an existing iron pin
S 31 ° 48' 09" W, 144.57, feet to an existing iron pin in the northeast corner of lot no. 19A of the recorded subdivision plat of Metro Airport Center, Section 4, Phase 6, of record in Book 8250, Page 450, R.O.D.C.

Exhibit "A"
Legal Description

Thence, with said northerly boundary of Lot Nos. 19 and 19A, N 82° 28' 13" West, 461.40 feet to an existing iron pin.

Thence N 40 ° 27' 37" W, 125.58 feet to the point of beginning.

Containing 244, 275 square feet or 5.61 acres more or less.

Being the same property conveyed to Davidson Hotel Partners, L.P., a Delaware limited partnership, by Deed from Donelson Pike Hotel limited Partnership, a Tennessee limited Partnership, of record in Book 9006, page 856, Register's Office of Davidson County, Tennessee.

Current Source of Title: 20041007-0121204

DK

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year **2007**, not yet due and payable.

2. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq. No such taxes are presently due and payable.

3. No insurance is afforded as to the acreage or square footage contained in the insured property.

4. Matters as shown on the Plan of ReSubdivision of a Resubdivision of Lot 9 of Metro Airport Center, Section 4, Phase 4 of record in Book 6200, Page 670, Register's Office for Davidson County, Tennessee.

5. Restrictions as contained in Book 6477, Page 870, Register's Office for Davidson County, Tennessee.

6. Restrictive Covenants of record in Book 4339, Page 881, Register's Office for Davidson County, Tennessee.

7. Lack of access to a controlled access highway (1-40).

8. Any fact, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Judy L. Judson, RLS No. 1935, Barge Waggoner Sumner & Cannon, Inc., dated September 25, 1997, last revised January 3, 2007, Job No. 31376-01:
    - "Holiday Inn" and "Enter" signs encroach the right-of-way ofAirport Center Drive