Davidson County DEEDWARR
Recvd: 02/13/07 11:47 5 pg
Fees:28.00 Taxes:185000.00

20070213-0018295

First American Title Insurance Company
315 DeaderickStreet, Suite 2055
Nashville, Tennessee 37238

HEIDI TORR
Commission # 1591585
Notary Public - California
Orange County
My Comm. Expires Jun 30, 2009

California M.T.

STATE OF ~~TENNESSEE~~)
COUNTY OF Orange)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF FEBRUARY, 2007

NOTARY PUBLIC

My Commission expires: 6/30/09

THIS INSTRUMENT PREPARED BY:

Allen Matkins Leck Gamble Mallory & Natsis LLP 515 South Figueroa Street, Los Angeles, CA 90071
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
AEW/Wright Nashville Owner LLC c/o AEW Capital Management World Trade Center East Two Seaport Lane Boston, Massachusetts 02210-2021	AEW/Wright Nashville Owner LLC c/o AEW Capital Management World Trade Center East Two Seaport Lane Boston, Massachusetts 02210-2021 Attn: General Counsel's Office, James Finnegan, Esq.	Tax Parcel No.: 093-02-3-189

WARRANTY DEED

For and in Consideration of the sum of $10 (ten dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SUN ROCKPOINT NASHVILLE HOTEL, L.L.C.,
a Delaware limited liability company

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

AEW/WRIGHT NASHVILLE OWNER LLC,
a Delaware limited liability company

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto attached for legal description.

This is unimproved ( )
improved (X) property, known as

315 4th Avenue North, Nashville, Tennessee 37219
(House Number) (Street) (City) (State) (Zip)

746110.01/LA
S9774-002/1-30-07/acr/acr

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1 day of February, 2007.

SUN ROCKPOINT NASHVILLE HOTEL, L.L.C.,
a Delaware limited liability company

By: Sun Nashville Holdings, LLC,
a Delaware limited liability company,
its Administrative Member

By: _____
Name: Robert A. Alter
Its: Voting Managing Member

746110.01/LA
S9774-002/1-30-07/acr/acr

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On 2/1/07, before me, HEIDI TORR, a notary public, personally appeared ROBERT A. ALTER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (Seal)

HEIDI TORR
Commission # 1591585
Notary Public - California
Orange County
My Comm. Expires Jun 30, 2009

746110.01/LA
S9774-002/1-30-07/acr/acr

EXHIBIT A

Legal Description

TRACT I

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF NASHVILLE, FIRST CIVIL DISTRICT, NINETEENTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. E-2 AS SHOWN ON THE PLAN OF COMMERCE PLACE AS OF RECORD IN BOOK 4885, PAGE 78, R.O.D.C., AND CONTAINING 42,264 SQUARE FEET OR 0.97 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY ENTITLED "AS BUILT SURVEY, DOUBLETREE INN", DATED APRIL 11, 1991, LAST REVISED FEBRUARY 21, 1997, PREPARED BY BARGE WAGGONER SUMNER AND CANNON, BEARING THE SEAL AND CERTIFICATION OF WENDELL H. TALLEY, SR., TENNESSEE REGISTERED LAND SURVEYOR NO. 784, TO WHICH SURVEY REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE LEGAL DESCRIPTION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A LEAD PLUG FOUND AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF DEADERICK STREET (A 112.00 FOOT RIGHT-OF-WAY) AND THE SOUTHWEST RIGHT-OF-WAY LINE OF FOURTH AVENUE NORTH (A 65.00 FOOT RIGHT-OF-WAY) (SAID LEAD PLUG BEING COORDINATES NORTH 646,513.43, EAST 1,769,655.88, TENNESSEE STATE PLANE COORDINATE SYSTEM); RUN THENCE ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF FOURTH AVENUE NORTH SOUTH 27 DEGREES 37 MINUTES 02 SECONDS EAST A DISTANCE OF 227.22 FEET TO A POINT AT THE INTERSECTION OF SAID SOUTHWEST RIGHT-OF-WAY LINE OF FOURTH AVENUE NORTH AND THE NORTHWEST RIGHT-OF-WAY LINE OF UNION STREET (A 55.00 FOOT RIGHT-OF-WAY AT THIS POINT) (SAID POINT BEING COORDINATES NORTH 646,312.11, EAST 1,769,761.21, TENNESSEE STATE PLANE COORDINATE SYSTEM); RUN THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF UNION STREET SOUTH 62 DEGREES 19 MINUTES 38 SECONDS WEST A DISTANCE OF 81.82 FEET TO A POINT; LEAVING SAID NORTHWEST RIGHT-OF-WAY LINE OF UNION STREET, RUN THENCE NORTH 27 DEGREES 37 MINUTES 02 SECONDS WEST A DISTANCE OF 8.90 FEET TO A POINT; RUN THENCE NORTH 72 DEGREES 11 MINUTES 25 SECONDS WEST A DISTANCE OF 284.61 FEET TO A POINT; RUN THENCE NORTH 27 DEGREES 11 MINUTES 25 SECONDS WEST A DISTANCE OF 17.75 FEET TO A POINT LOCATED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF DEADERICK STREET; RUN THENCE ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF DEADERICK STREET NORTH 62 DEGREES 48 MINUTES 35 SECONDS EAST A DISTANCE OF 281.43 FEET TO A LEAD PLUG LOCATED AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF DEADERICK STREET AND THE SOUTHWEST RIGHT-OF-WAY LINE OF FOURTH AVENUE NORTH AND THE POINT OF BEGINNING.

TRACT II

THE NON-EXCLUSIVE EASEMENT RIGHTS REFERRED TO AS: (I) ACCESS ROUTES EASEMENTS, (II) PARKING EASEMENTS; (III) PLAZA EASEMENTS; (IV) SERVICE EASEMENTS AND (V) SUPPORT EASEMENTS; ALL AS DESCRIBED IN AND CREATED PURSUANT TO THAT CERTAIN RECIPROCAL EASEMENTS AND COMMON AREA OPERATING AGREEMENT OF RECORD IN BOOK 5253, PAGE 786, SAID REGISTER'S OFFICE, AS AMENDED BY INSTRUMENTS OF RECORD IN BOOK 5522, PAGE 84, BOOK 9172, PAGE 280 AND INSTRUMENT NO. 200510070121287, INSTRUMENT NO. 200510070121288 AND INSTRUMENT NO. 200510070121289, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO SUN ROCKPOINT NASHVILLE HOTEL, LLC, BY DEED OF RECORD IN INSTRUMENT NO. 200404050038034, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

HOWEVER, THIS CONVEYANCE IS MADE SUBJECT TO THE LIEN OF NONDELINQUENT REAL PROPERTY TAXES AND ASSESSMENTS AND ALL COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, LIENS, ENCUMBRANCES AND OTHER TITLE MATTERS OF RECORD, MATTERS OF TITLE WHICH ARE APPARENT OR ASCERTAINABLE BY AN INSPECTION OR SURVEY OF THE PROPERTY, AND ALL MATTERS AFFECTING THE CONDITION OF TITLE TO THE PROPERTY SUFFERED OR CREATED BY OR WITH THE CONSENT OF GRANTEE OR OTHERWISE KNOWN TO GRANTEE, AND ANY AND ALL ENCUMBRANCES.