This Document Prepared By and
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Sullivan & Worcester LLP
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Attn: Elizabeth S. Wigon, Esq.

Transfer Tax Due: $ 0

Davidson County DEEDQC
Recvd: 03/09/07 13:47 6 pgs
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COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

TENNESSEE
QUITCLAIM DEED

[Antioch, TN (3.117)]

THIS QUITCLAIM DEED is made this 31st day of January, 2007, between **TA OPERATING LLC**, a Delaware limited liability company ("Grantor"), and **HPT TA PROPERTIES TRUST**, a Maryland real estate investment trust ("Grantee"), having as its tax mailing addresses c/o Hospitality Properties Trust, 400 Centre Street, Newton, MA 02458 (the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context permits or requires).

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency whereof are hereby acknowledged, does by these presents remise, release and forever quit-claim unto Grantee all of Grantor's right, title and interest in and to:

> ALL THE TRACT(S) OR PARCEL(S) OF LAND being more particularly described on Exhibit A attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property") together with any and all interest of Grantor in all buildings and other improvements located at the Property.

TO HAVE AND TO HOLD said Property unto Grantee, so that neither Grantor nor any entity or entities claiming under Grantor shall at any time, by any means or ways, have, claim, or demand any right, title, or interest in or to the Property or its appurtenances, or any rights thereof;

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

GRANTOR:

TA OPERATING LLC

By: _____

Name: John R. Hoadley
Its: Executive Vice President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

Before me, Melissa Ann Lindsay of the State and County aforesaid, personally appeared John R. Hoadley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executive Vice President and Treasurer of TA Operating LLC, and that he/she, on behalf of said entity executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 24th day of January, 2007.

Melissa Ann Lindsay
NOTARY PUBLIC
My Commission Expires:

(NOTARIAL SEAL)

MELISSA ANN LINDSAY
MY COMM. EXPIRES
OCT. 12, 2012
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

Address of Grantee and
Send Tax Bills To:

HPT TA PROPERTIES TRUST
c/o Hospitality Properties Trust
400 Centre Street
Newton, MA 02458

Map Parcel Number(s): 183 00 025.00

This is (X) improved (__) unimproved property known as: 13011 Old Hickory Boulevard, Antioch, TN.

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $ 0 .

Affiant

Subscribed and sworn to before me this the 29th day of January, 2007

Melissa Ann Lindsay
Notary Public
My Commission Expires:

(NOTARIAL SEAL)

MELISSA ANN LINDSAY
MY COMM. EXPIRES OCT. 12, 2012
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

EXHIBIT A

Legal Description

[See copy attached.]

3.117 Antioch, TN
13011 Old Hickory Blvd.
Antioch, TN 37013
(TCA Site No. 117)

Exhibit "A "

BEING LOT 1, RESUBDIVISION SECTION 3, PARCEL "A" INTERCHANGE CITY INDUSTRIAL PARK, AS OF RECORD IN PLAT BOOK 4600, PAGE 4, R.O.D.C., TENNESSEE AND RESERVED PARCEL "A", ON THE PLAN OF REVISED SECTION III, INTERCHANGE CITY INDUSTRIAL PARK, AS OF RECORD IN PLAT BOOK 5050, PAGE 100, R.O.D.C., TENNESSEE, SAID LOT AND RESERVED PARCEL, LYING IN THE FIRST CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD AND LYING BY THE SOUTHERLY LINE OF LOT(1), ON THE PLAN OF "MARATHON PETROLEUM SUBDIVISION", AS OF RECORD IN PLAT BOOK 5966, PAGE 576, R.O.D.C., TENNESSEE AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING THE AFORESAID RIGHT OF WAY OF OLD HICKORY BOULEVARD AND RUNNING WITH THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHERLY LINES OF THE ABOVE MENTIONED PLAN OF "MARATHON PETROLEUM SUBDIVISION", AND THE PROPERTY, NOW OR FORMERLY CONVEYED TO "D.M.H. CONTRACTORS, INC.", AS OF RECORD IN DEED BOOK 7714, PAGE 812, R.O.D.C., TENNESSEE SOUTH 86 DEGREES 35 MINUTES 18 SECONDS EAST, 1024.25 FEET TO AN IRON PIN SET AND BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 17 DEGREES 43 MINUTES 80 SECONDS EAST, 121.82 FEET TO AN EXISTING IRON PIN BEING LOCATED ON THE SOUTHWESTERLY RIGHT OF WAY OF GOULD BOULEVARD (FORMERLY KNOWN AS ANDY HOLT BOULEVARD); THENCE WITH THE SAID RIGHT OF WAY WITH THE FOLLOWING THREE (3) CALLS, COMMENCING WITH A CURVE TO THE LEFT WITH A DELTA OF 16 DEGREES 13 MINUTES 11 SECONDS, A RADIUS OF 746.20 FEET AND AN ARC LENGTH OF 211.24 FEET TO AN IRON PIN (SET); THENCE CONTINUING WITH THE SOUTHWESTERLY RIGHT OF WAY OF GOULD BOULEVARD SOUTH 17 DEGREES 53 MINUTES 47 SECONDS EAST, 1005.96 FEET TO A (EXISTING) CONCRETE MONUMENT; THENCE WITH A CURVE TO THE LEFT WITH A DELTA OF SOUTH MINUTES 46 SECONDS, A RADIUS OF 630.00 FEET AND AN ARC LENGTH OF 75.46 FEET TO AN IRON PIN SET, SAID PIN BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEASTERLY CORNER OF LOT NO. 1, ON THE AFOREMENTIONED "REVISED SECTION III, INTERCHANGE CITY INDUSTRIAL PARK"; THENCE LEAVING THE RIGHT OF WAY OF GOULD BOULEVARD AND RUNNING WITH THE NORTHERLY LINE OF SAID LOT NO. 1, WITH THE FOLLOWING TWO (2) CALLS, SOUTH 72 DEGREES 06 MINUTES 13 SECONDS WEST, 239.88 FEET TO AN IRON PIN SET; THENCE SOUTH 43 DEGREES 35 MINUTES 52 SECONDS WEST, 208.67 FEET TO AN IRON PIN SET, SAID IRON PIN LYING IN THE NORTHEASTERLY RIGHT OF WAY OF INTERSTATE I-24 AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING WITH SAID INTERSTATE RIGHT OF WAY NORTH 46 DEGREES 33 MINUTES 10 SECONDS WEST, 1640.85 FEET TO AN EXISTING CONCRETE HIGHWAY MONUMENT AND A BREAK IN THE RIGHT OF WAY; THENCE NORTH 28 DEGREES 33 MINUTES 00 SECONDS WEST, 708.94 FEET TO AN EXISTING CONCRETE MONUMENT LYING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF AFORESAID INTERSTATE I-24 AND THE EASTERLY RIGHT OF WAY OF OLD HICKORY BOULEVARD; THENCE CONTINUING WITH SAID OLD HICKORY BOULEVARD NORTH 6 DEGREES 20 MINUTES 44 SECONDS WEST, 302.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.482 ACRES, MORE OR LESS.

LESS AND EXCEPT THAT PORTION OF THE LAND CONVEYED TO THE STATE OF TENNESSEE BY WARRANTY DEED OF RECORD IN BOOK 11048, PAGE 764, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THAT PORTION AS CONVEYED TO MICHAEL NARRATO, JR. BY DEED OF RECORD IN BOOK 11222, PAGE 524, ALSO IN SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO NATIONAL AUTO/TRUCKSTOPS, INC., A DELAWARE CORPORATION BY SPECIAL WARRANTY DEED FROM UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION OF RECORD IN BOOK 8918, PAGE 629; THE SAID NATIONAL AUTO/TRUCKSTOPS, INC. HAVING SINCE MERGED INTO TA OPERATING CORPORATION, A DELAWARE CORPORATION BY CERTIFICATE OF MERGER OF RECORD IN INSTRUMENT# 200011170114245, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.