Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nashville Airport Platinum, LLC 226 Jackson Meadows Drive Hermitage, TN 37076 Telephone: (615)533-9300 Attn: Mitch Patel	same	095-00-0-116.00
This instrument prepared by: American Property Management Corp. 8910 University Center Lane, Suite 100, San Diego, CA 92122		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, AMERICAN PROPERTY INVESTORS – NASHVILLE, LLC, a Delaware limited liability company, with respect to a seventeen and 69/100 percent (17.69%) undivided interest, API – NASHVILLE, LLC, a Delaware limited liability company, with respect to a thirty-six and 69/100 percent (36.69%) undivided interest, JEV - NASHVILLE LLC, a Delaware limited liability company ("JEV"), with respect to a seventeen and 76/100 percent (17.76%) undivided interest, LYNWOOD755 – NASHVILLE, LLC, a Delaware limited liability company, with respect to a three and 37/100 percent (3.37%) undivided interest, MFT - NASHVILLE LLC, a Delaware limited liability company ("MFT"), with respect to a three and 49/100 percent (3.49%) undivided interest, and W.O.T.B. – NASHVILLE, LLC, a Delaware limited liability company ("W.O.T.B."), with respect to a twenty-one percent (21%) undivided interest, as tenants-in-common (collectively referred to herein as "Grantor"), have bargained and sold, and hereby transfer and convey to Nashville Airport Platinum, LLC, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, in certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except for those Permitted Exceptions set forth in Exhibit B attached hereto and incorporated herein by this reference.

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

This Special Warranty Deed is delivered pursuant to that certain Purchase and Sale Agreement dated May 23, 2007, by and between Grantor and Grantee, whereby Grantor agreed to sell the property transferred hereby to Grantee (such Purchase and Sale Agreement is referred to herein as the "Agreement").

This is improved property known as 412 Royal Parkway, Nashville, Davidson County, Tennessee.

Executed this 26 day of July, 2007.

Davidson County DEEDWARR
Recvd: 07/27/07 11:19 9 pgs
Fees:48.00 Taxes:35705.00
20070727-0089434

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $9,650,000.00.

Affiant

Subscribed and sworn to before me this 26th day of July, 2007.

NotaryPublic

My Commission Expires: 7/19/08

LESLIE E. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

AMERICAN PROPERTY INVESTORS – NASHVILLE, LLC

By: High Desert Hotel Investment, LLC
Its: Manager

By:_____
Michael S. Gallegos
Manager

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On July 26, 2007, before me, *Christina L. Cahall*, personally appeared *Michael S. Gallegos* personally known to me ~~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.

_____
Christina L. Cahall
Notary Public

CHRISTINA L. CAHALL
Commission # 1609874
Notary Public - California
San Diego County
My Comm. Expires Oct 2, 2009

My Commission Expires: *October 2, 2009*

API – NASHVILLE, LLC

By:_____
Michael S. Gallegos
Manager

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On July 20, 2007, before me, *Christina L. Cahall*, personally appeared *Michael S. Gallegos* personally known to me ~~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.

_____
Christina L. Cahall
Notary Public

My Commission Expires: *October 2, 2009*

CHRISTINA L. CAHALL
Commission # 1609874
Notary Public - California
San Diego County
My Comm. Expires Oct 2, 2009

JEV – NASHVILLE, LLC

By: _____
Jose A. Vigil
Manager

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

On July 12, 2007, before me, Christian Alarid, personally appeared *Jose A. Vigil* personally known to me [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.

_____

Printed Name: Christian Alarid
Notary Public

My Commission Expires: March 21, 2011

OFFICIAL SEAL
CHRISTIAN ALARID
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: March 21, 2011

LYNWOOD755 – NASHVILLE, LLC

By: _____
Tracy Patrick
Manager

STATE OF CALIFORNIA)

COUNTY OF SAN DIEGO)

On July 12, 2007, before me, MARTIN J. GRENETSKO, NOTARY, personally appeared *Tracy Patrick*, personally known to me [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.

OFFICIAL SEAL
MARTIN J. GRENETSKO
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1612883
SAN DIEGO COUNTY
MY COMM. EXP. OCT. 16, 2009

Printed Name: MARTIN J. GRENETSKO
Notary Public

My Commission Expires: Oct. 16, 2009

MTF – NASHVILLE, LLC

By: Joe M. Montaño
Joe M. Montaño
Manager

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

On July 11, 2007, before me, Amanda M Cuellar personally appeared *Joe M. Montaño*, personally known to me [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.

OFFICIAL SEAL
Amanda M. Cuellar
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 01-23-11

Printed Name: Amanda M. Cuellar
Notary Public

My Commission Expires: January 23. 2011

W.O.T.B. – NASHVILLE, LLC

By: Hawaii on the Beach, Inc.
Its: Manager

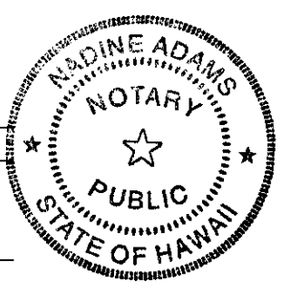
By: _____
Thomas Coulson
President

STATE OF HAWAII)

COUNTY OF Honolulu)

On July 12, 2007, before me, Nadine Adams, personally appeared *Thomas Coulson*, personally known to me [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.



_____
Printed Name: Nadine Adams
Notary Public

My Commission Expires: _____

My Commission Expires: 07-17-2009

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the Plat of Resubdivision of Weldon B. White, Jr., Trustee Subdivision of record in Book 7900, page 893, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to AMERICAN PROPERTY INVESTORS – NASHVILLE, LLC, a Delaware limited liability company, a seventeen and 69/100 percent (17.69%) undivided interest, API – NASHVILLE, LLC, a Delaware limited liability company, a thirty-six and 69/100 percent (36.69%) undivided interest, JEV - NASHVILLE LLC, a Delaware limited liability company ("JEV"), a seventeen and 76/100 percent (17.76%) undivided interest, LYNWOOD755 – NASHVILLE, LLC, a Delaware limited liability company, a three and 37/100 percent (3.37%) undivided interest, MFT - NASHVILLE LLC, a Delaware limited liability company ("MFT"), a three and 49/100 percent (3.49%) undivided interest, and W.O.T.B. – NASHVILLE, LLC, a Delaware limited liability company ("W.O.T.B."), a twenty-one percent (21%) undivided interest, as tenants-in-common, recorded as Instrument No. 200406022-0073871 in said Register's Office.

EXHIBIT B

TITLE MATTERS

1. General taxes for the year 2007, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 6900, page 175, and Plat Book 7900, page 893 of the Register's Office of Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 4321, page 744 of the Register's Office of Davidson County, Tennessee.

4. Deed of Conveyance for Sanitary Sewer Line of record in Book 9988, page 942 of the Register's Office of Davidson County, Tennessee.

5. Easements conveyance to Metropolitan Government of Nashville and Davidson County of record in the Deed of record in Book 9520, page 786 of the Register's Office of Davidson County, Tennessee.

6. Slope Easement Agreement of record in Book 9565, page 230 of the Register's Office of Davidson County, Tennessee.

7. Landscaping Contract Agreement of record as Instrument No. 200005110047771 of the Register's Office of Davidson County, Tennessee.