SPECIAL WARRANTY DEED

FROM: Regency Stone Ventures Limited Partnership, a South Dakota limited partnership
Grantor

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

TO: KNA Hospitality, a Tennessee general partnership
Grantee

Address New Owner(s) as Follows:

2435 Atrium Way
Nashville, TN 37214

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

KNA Hospitality
2435 Atrium Way
Nashville, TN 37214

Map-Parcel Numbers
95-7-148

Davidson County DEEDWARR
Recvd: 09/19/07 09:07 5 pgs
Fees:28.00 Taxes:16095.00
20070919-0111924

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Million Three hundred fifty Thousand Dollars ($4,350,000.00).

Atul Kapadia
Affiant

SUBSCRIBED AND SWORN TO before me, this the 19 day of September, 2007.

Sandra V. Palmer
Notary Public

SANDRA V. PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JAN. 3, 2011

08626N:061076:748710:1:NASHVILLE
9/14/07

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Regency Stone Ventures Limited Partnership, a South Dakota limited partnership, ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto KNA Hospitality, a Tennessee general partnership, ("**Grantee**"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 2435 Atrium Way, Nashville, TN 37214.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness my hand this 17th day of September, 2007.

REGENCY STONE VENTURES LIMITED PARTNERSHIP, a South Dakota limited partnership

By: Regstone, L.L.C., a South Dakota limited liability company, General Partner

By: _____

Title: manager/Secretary

STATE OF Minnesota

COUNTY OF Hennepin

Before me, Nancy Wilson, a Notary Public of said County and State, personally appeared Patrick Conlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he to be the manager/secretary (or other officer authorized to execute the instrument) of Regstone, L.L.C., a South Dakota limited liability company, the General Partner of Regency Stone Ventures Limited Partnership, a South Dakota limited partnership, the within named bargainor, and that Patrick Conlin as such manager/secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in its capacity as general partner of the partnership, and on its behalf, by Patrick Conlin as the manager/secretary of Regstone, L,.L.C.

Witness my hand and seal, at Office in Wayzata, MN, this 14th day of September, 2007.

Nancy M. Wilson

Notary Public

My Commission Expires: 1-31-08

NANCY M. WILSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2008

EXHIBIT A

Property Description

Tract I:

Being Lot No. 10 on the Revised Plan of Lot 10 of the Atrium Phase Two, Part Two, of record in Book 6200, page 669, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description of said lot.

Tract II:

All the easements and rights, including without limitation those with respect to common areas and use of signage, described in that certain Declaration of Covenants, Conditions and Restrictions of record in Book 6306, page 80, Register's Office for Davidson County, Tennessee, as amended by First Amendment of record in Book 6363, page 442, Register's Office for Davidson County, Tennessee, as benefiting Tract I.

Being the same property conveyed to Regency Stone Ventures Limited Partnership, by deed from Patriot American Hospitality Partnership, L.P., of record as Instrument No. 2000071-00068205, said Register's Office.

The above description is the same as that contained in the prior deed of record.

EXHIBIT B

Encumbrances

1. General or special taxes and assessments required to be paid in the year 2007 and subsequent years.

2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 6306, page 80, as amended in Book 6363, page 442 and the By-Laws of record in Book 6306, page 108, said Register's Office.

3. All matters as shown on the plan of record in Book 6200, page 669, said Register's Office.