AFTER RECORDING, RETURN TO:
Mukam Hotels, LLC
2314 Hillsboro Boulevard
Manchester, Tennessee 37355

THIS INSTRUMENT PREPARED BY:

Mark A. Williams, Esq.
FISHER & WILLIAMS, PLC
Court Square Building
121 North Irwin Street
Manchester, Tennessee 37355

Davidson County DEEDWARR
Recvd: 04/09/08 13:43 7 pgs
Fees:38.00 Taxes:26085.00
20080409-0035976

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP PARCEL(S) NO.**
2314 Hillsboro Boulevard Manchester, TN 37355	2314 Hillsboro Boulevard Manchester, TN 37355	Map 108, Parcel 005.00 and Parcel 248.00

SPECIAL WARRANTY DEED

For and in Consideration of the sum of $10.00 TEN AND NO/100 DOLLARS cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TENNESSEE VENTURES INN, a Montana general partnership, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto MUKAM HOTELS, LLC, a Tennessee limited liability company hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.
Having a street address of 590 Donelson Pike, Nashville, Tennessee 37214

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its and assigns, forever. GRANTOR does covenant with said GRANTEE that GRANTOR is 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 on Exhibit "B" attached hereto and made a part hereof. GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under it, but no further or otherwise. 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 my hand this 8th day of April, 2008.

TENNESSEE VENTURES INN, a Montana general partnership

BY: CAPRI NASHVILLE, INC., a Montana corporation, a General Partner

By: _____
Jim O'Connell, President

STATE OF ~~MONTANA~~ AZ
COUNTY OF Pima

Before me, the undersigned authority, a Notary Public in and for the county and state aforesaid, personally appeared JIM O'CONNELL, with whom I am personally acquainted, and who acknowledged himself to be President of Capri Nashville, Inc., a Montana corporation, which is a general partner of Tennessee Ventures Inn, a Montana general partnership, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President on behalf of the general partnership.

Witness my hand and official seal, at office this 8th day of April, 2008.

Cassandra Nichols
Notary Public

My commission expires: 11/15/11

OFFICIAL SEAL
Cassandra Nichols
NOTARY PUBLIC-ARIZONA
PIMA COUNTY
My Comm. Exp. Nov 15, 2011

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF COFFEE

The actual consideration for this transfer is $7,050,000.00

Subscribed and sworn to before me this the 8th day of April, 2008.

Affiant

Notary Public

My commission expires:
7-31-11

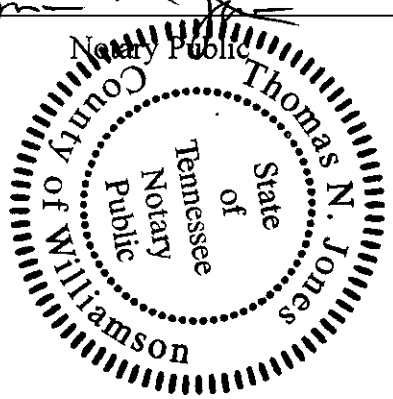


EXHIBIT "A"

Legal Description

Being located in the Third (3rd) Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at a monument at the intersection of the Northerly right of way line of Interstate Highway #40 and the westerly right of way line of Donelson Pike; thence South 77 deg. 26 min. West along the northerly right of way line of Interstate highway #40 a distance of 325.6 feet to a monument; thence North 85 deg. 37 min. West a distance of 928.0 feet to an iron pin in a ditch; thence North 2 deg. 05 min. East a distance of 226.0 feet to a monument; thence South 86 deg. 04 min. East a distance of 659.72 feet to a monument in the easterly line of Claridge Drive; thence along the Easterly line of Claridge Drive for an arc distance of 126.97 feet, said line being a concave curve to the Northwest having a chord bearing of North 47 deg. 21 min. East and a chord distance of 126.8 feet; thence North 42 deg. 17 min. East 10.21 feet to a point; thence South 86 deg.04 min. East a distance of 500.5 feet to a monument in the Westerly right of way line of Donelson Pike; thence South 12 deg. 25 min. East along the Westerly right of way line of Donelson Pike a distance of 101.8 feet to a monument; thence South 17 deg. 37 min. West continuing along the Westerly right of way line of Donelson Pike a distance of 147.4 feet to the place of beginning, containing 1.595 acres and according to a survey thereto by Hickerson and Hickerson, Engineers, dated February 8, 1964, and revised July 6, 1964.

BEING the same property conveyed to Gulf Oil Corporation, by deeds of record in Book 3833, page 665, and in Book 3833, page 667, both of record in Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT that certain parcel of land conveyed by Gulf Oil Corporation (acting through Gulf Oil Company - U.S., a division of Gulf Oil Corporation) to James F. Glover and C.O. Turner, III (as Trustees), by deed of record in Book 4352, page 188, in the Register's Office of Davidson County, Tennessee, and more particularly described as follows:

LYING in the Third Civil District of Davidson County, Tennessee, and beginning at a monument at the intersection of the northerly right of way line of Interstate Highway #40 and westerly right of way line of Donelson Pike and running thence South 77 deg. 26 min. West along the northerly right of way line of I-40 20.76 feet to a point; thence North 12 deg. 34 min. West 20 feet to a point; thence South 77 deg. 26 min. West 20 feet to a point; thence South 12 deg. 34 min. East 20 feet to a point in said line of said Interstate Highway; thence continuing with said line of said highway South 77 deg. 26 min. West 284.84 feet to a monument; thence North 85 deg. 37 min. West 928 feet to an iron pin; thence North 02 deg. 05 min. East 226 feet to a monument; thence South 86 deg. 04 min. East 659.72 feet to a monument in the easterly right of way line of Claridge Drive; thence with said line of Claridge Drive in a northeasterly direction for an arc

distance of 126.97 feet, said line being a curve concave to the northwest having a chord bearing of North 47 deg. 21 min. East and a chord distance of 126.8 feet; thence North 42 deg. 17 min. East 10.21 feet to a point; thence South 86 deg. 04 min. East 300.5 feet to an iron pin; thence South 04 deg. 03 min. East 196.20 feet to an iron pin; thence North 77 deg. 26 min. East 200 feet, to a point in the westerly right of way line of Donelson Pike; thence with said line of said pike South 17 deg. 37 min. West a distance of 106.45 feet to the point of beginning.

Together with all of Grantor's right, title and interest into to those certain easements as reserved in the instrument recorded in Book 4352, page 188, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to BP Oil, Inc. By that certain deed from Gulf Oil Corporation dated January 10, 1985 and recorded February 7, 1985 in Book 6488, page 866, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Tennessee Ventures Inn, a Montana general partnership, by Deed of record in Book 10725, page 718, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2008, which are not yet due and payable.

2. All matters and restrictions shown or noted on the plat recorded in Book 4860, page 88, in the Register's Office of Davidson County, Tennessee.

3. Tract 2, as identified on the survey of Steven D. Dale, Dale and Associates, Surveyors, Tennessee RLS 1710, last revised July 7, 2000, as Job No. 100071, abuts Interstate Highway 40 which is a controlled access highway which no right of ingress or egress to Interstate Highway 40.

4. Restrictive Covenants of record in Book 10725, page 718, Register's Office of Davidson County, Tennessee.

5. Subject to those matters shown on the survey of the property by Steven D. Dale, Dale and Associates, Surveyors, Tennessee RLS 1710, last revised July 7, 2000, as Job No. 100071.

[*End Exhibit*]

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 11/30/09

