Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Signature Hospitality LLC **2615 Elm Hill Pike** **Nashville, TN 37214**	**096-13-0-154.00**	**SAME**

This instrument prepared by: BOULT, CUMMINGS, CONNERS & BERRY, PLC
1600 Division Street, Suite 700, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SHOLODGE, INC.**, a Tennessee corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **SIGNATURE HOSPITALITY LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all easements, covenants, reservations, restrictions, limitations, conditions and other matters of record, including, without limitation, the following:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me this 31 day of December, 2008.

Notary Public

Notary Seal present,
but could not be reproduced.

My Commission Expires: November 7, 2012

Bill Garrett
Davidson County Register of Deeds

2033849 v2
039350-356

Davidson County DEEDWARR
Recvd: 01/02/09 11:56 4 pgs
Fees:23.00 Taxes:1036.00
20090102-0000235

1. Real estate taxes for the current year which have been prorated and paid at closing; subsequent years assumed by Grantee.

2. All matters shown on the plan of record in Plat Book 8250, page 947, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4817, page 997, said Register's Office.

This is unimproved property located on **2724 Elm Hill Pike, Nashville, Tennessee.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the 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 to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

By its acceptance of this Special Warranty Deed, Grantee agrees that the aforesaid lot or parcel of land and all improvements thereon are sold to and accepted by Grantee AS IS, WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED (other than the warranty of title set forth above). Further, by its acceptance of this Special Warranty Deed, Grantee, for itself and all successors in title to such property, accepts such property in its existing condition and irrevocably waives any and all claims against Grantor arising from the condition, fitness for any particular purpose, suitability, merchantability or habitability of such property (including, without limitation, the presence of any petroleum hydrocarbons, asbestos, PCB emissions or hazardous waste or materials upon or within such property).

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 24 day of December, 2008.

SHOLODGE, INC.

By: _____

Title: Pres.

2033849 v2
039350-356

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JOSEPH P. GODFREY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the PRESIDENT of SHOLODGE, INC., the within named bargainor, a Tennessee corporation, and that he as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such PRESIDENT.

WITNESS my hand and seal at office in Gallatin, Tennessee, this the 24 day of December, 2008.

Heather Lynn Yockey
Notary Public

My Commission Expires:
09/09 10/05/2010

HEATHER LYNN YOCKEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 1 on Gowda's Two Lot Subdivision, which plat is of record in Plat Book 8250, page 947, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED from this conveyance is that property conveyed to Buhler-Freeman Management, LLC by Instrument No. 20051212-0149243, Register's Office for Davidson County, Tennessee, described as follows:

POINT OF COMMENCEMENT being the southwest corner of said Lot 2, Section 6, Parrish Commercial Park, and lying on the northern right of way of Elm Hill Pike; thence leaving said right of way of Elm Hill Pike and along the western property line of said Lot 2, N27°19'08"E 155.68' to the true and actual POINT OF BEGINNING, said point being the northwest corner of said Lot 2 and the southwest corner of the tract being described; thence leaving said property line of Lot 2 with the following: N02°07'25"E 101.45' to a set point; thence N04°41'18"W 94.31' to a set point; thence N24°58'34"W 82.81' to a found 1/2" iron rod, said rod being the northwest corner of the tract being described; thence S79°56'52"E 83.16' to a found concrete monument; thence S09°59'26"W 63.04' to a found 1/2" iron pipe; thence S73°17'25"E 102.66' to a found iron rod; thence N70°44'39"E 106.85' to a found iron rod, said rod being the northeast corner of the tract being described; thence S05°49'20"E 151.49' to a set point; thence S85°24'54"W 129.25' to a set point; thence S01°12'57"E 93.79' to a found iron rod with cap, said rod being the southeast corner of the tract being described; thence N69°12'21"W 90.84' to a found 1/2" iron rod; thence N56°33'50"W 41.74' to the point of beginning.

Such excluded property containing 1.05 acres, more or less, leaving 1.277 acres, more or less, in the subject tract.

Being a portion of the same property conveyed to ShoLodge, Inc. by deed from Shoney's Inn of Stockbridge, of record as Instrument No. 20050119-0006894 in the Register's Office for Davidson County, Tennessee.