NATC GF #14701-10-00025
Site #156
Nashville, TN

LIMITED WARRANTY DEED
(Estate for Years and Improvements)
(Nashville, TN Site No. 156)

PREPARED BY:
Thompson & Knight LLP
Burnett Plaza, Suite 1600
801 Cherry St., Unit 1
Fort Worth, TX 76102
Attn: Travis McNellie

UPON RECORDATION RETURN TO:
Marsha Reynolds
North American Title Company
Saint Ann Court
2501 North Harwood, Suite 1210
Dallas, Texas 75201

NASHVILLE, TENNESSE
DAVIDSON COUNTY

M-SIX LIMITED PARTNERSHIP, a Delaware limited partnership, having an address of c/o U.S. Realty Advisors, LLC, 1370 Avenue of the Americas, 29th Floor, New York, New York 10019, Attention: David M. Ledy ("Grantor"), in consideration of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, ALIENATED, CONVEYED AND CONFIRMED and by these presents does hereby GRANT, BARGAIN, SELL, ALIENATE, CONVEY and CONFIRM and by these presents does convey and warrant to MOTEL 6 OPERATING L.P., a Delaware limited partnership, with an address of 4001 International Parkway, Carrollton, Texas 75007 ("Grantee"), an estate for years (the "Estate for Years") commencing on the date hereof through and including midnight on April 30, 2019, in all that certain parcel or parcels of land in the County and State indicated above, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes together with all of Grantor's right, title and interest, if any, in and to all streets and roads abutting the said parcel or parcels ("Premises").

TOGETHER WITH all right, title and interest of Grantor as the fee owner of, and in and to all buildings and improvements now located on the Premises and hereafter located or erected thereon, whether below or above grade level, as well as all the fixtures and systems located therein and thereon, (all such buildings, improvements, fixtures and systems being collectively referred to as the "Improvements"), which are intended to be and remain real property and to be and remain the sole and exclusive property of Grantee and its successors and assigns. The foregoing conveyance shall include any possibility of reverter to Grantor during the term of the Estate for Years.

SUBJECT TO those matters affecting title to the Estate for Years and the Improvements which are of record.

Grantor hereby binds itself and its successors to warrant and forever defend the right and title to the Estate for Years and the Improvements unto Grantee, its successors and assigns, subject to the matters of record against the claims of all persons owning, holding or claiming by, through or under Grantor.

BILL GARRETT, Davidson County
Trans:T20100031011 DEEDWARR
Recvd: 05/24/10 11:38 5 pgs
Fees:28.00 Taxes:10347.57
20100524-0039801

TO HAVE AND TO HOLD said Estate for Years, and all privileges and appurtenances including, without limitation, all easements thereto belonging, unto Grantee and its successors and assigns through and including midnight on April 30, 2019, and to have and to hold the Improvements unto Grantee and its successors and assigns forever.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the foregoing instrument has been executed, under seal, as of this 14 day of May 2010.

M-SIX LIMITED PARTNERSHIP,
a Delaware limited partnership

By: M-Six GP Corp., a Delaware corporation,
its general partner

By: _____
Name: William L. Mack
Title: President

Address of New Owner/Tax Notices

Motel 6 Operating L.P.
4001 International Parkway
Carrollton, Texas 75007

Map & Parcel 134-00-0-179.00

STATE OF NEW JERSEY)
) SS
COUNTY OF BERGEN)

On this 6 day of MAY, 2010, before me RICHARD C BILETTA, a Notary Public in and for said county and state, appeared WILLIAM L MACK, PRESIDENT of M-SIX GP Corp., a Delaware corporation, in its capacity as general partner of M-SIX LIMITED PARTNERSHIP, a Delaware limited partnership, to me personally known, that the instrument was signed and sealed on behalf of said corporation in its capacity as general partner of said limited partnership by authority duly given, he/she acknowledged said instrument to be the free act and deed of said corporation and limited partnership, and acknowledged before me that he executed the same for the purposes therein stated.

Witness my hand and official seal.
My Commission Expires: _____

Notary Public
Print Name: _____
Address: 215 Linwood Ave Ste 100
Fort Lee NJ 07024

(NOTARY SEAL)

RICHARD C. BILETTA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/22/2014

STATE OF New Jersey
COUNTY OF Bergen

The actual consideration or value whichever is greater, for this transfer is $2796(Y0.00.

M-Six Limited Partnership, By: M-Six GP Corp, its general partner

By:

Affiant

Subscribed and sworn to before me this the 12 day of May, 2010.

Notary Public

My commission expires:

PATRICIA A. HILLER
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 25, 2014

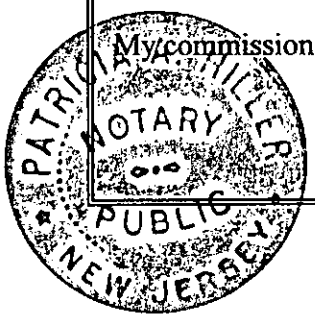


EXHIBIT A

LEGAL DESCRIPTION

LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY RESOURCE DEVELOPMENT, CORP., DATED AUGUST 30, 1972, AS FOLLOWS:
BEGINNING AT A POINT WHERE THE EAST MARGIN OF WALLACE ROAD INTERSECTS THE SOUTH MARGIN OF HARDING PLACE; THENCE, WITH THE SOUTH MARGIN OF THE ACCESS CONTROL FENCE AND RIGHT OF WAY OF THE SOUTHWEST RAMP FROM HARDING PLACE ONTO INTERSTATE 24, NORTH 73° 58' 00" EAST, A DISTANCE OF 4.20 FEET TO AN IRON PIN IN THE FENCE; THENCE, WITH SAID FENCE AND RIGHT-OF-WAY, NORTH 84° 56' 00" EAST, A DISTANCE OF 104.40 FEET TO A GALVANIZED PIPE; THENCE, WITH SAID FENCE, SOUTH 69° 42' 39" EAST, A DISTANCE OF 497.18 FEET TO AN IRON PIN WHERE THE ACCESS CONTROL FENCE AND RIGHT-OF-WAY OF THE SOUTHWEST RAMP INTERSECTS THE WEST RIGHT-OF-WAY OF INTERSTATE 24; THENCE, WITH THE WEST RIGHT-OF-WAY OF INTERSTATE 24, ALONG A CURVE HAVING A CHORD DESCRIBED AS SOUTH 26° 47' 00" EAST, A DISTANCE OF 22.03 FEET TO A POINT; THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 69° 42' 39" WEST, A DISTANCE OF 59.43 FEET TO AN IRON PIN; THENCE, SOUTH 52° 33' 46" WEST, A DISTANCE OF 208.75 FEET TO AN IRON PIN; THENCE, NORTH 69° 42' 39" WEST, A DISTANCE 287.00 FEET TO A GALVANIZED PIPE; THENCE, SOUTH 71° 03' 50" WEST, A DISTANCE OF 120.43 FEET TO AN IRON PIN IN THE EAST MARGIN OF WALLACE ROAD; THENCE, WITH THE EAST MARGIN OF WALLACE ROAD, NORTH 05° 03' 55" EAST, A DISTANCE OF 228.47 FEET TO THE POINT OF BEGINNING, CONTAINING 95,832.948 SQUARE FEET OR 2.200 ACRES.

Being the same property conveyed to M-Six Limited Partnership, a Delaware limited partnership, as to an Estate for Years in land and fee simple in improvements by deed from Motel 6 Operating L.P., a Delaware Limited Partnership, of record in Book 10952, page 336, Register's Office of Davidson County, Tennessee, and the same property conveyed to ACREM Limited Partnership, a Delaware limited partnership, as to a Remainder Interest in land only, by deed from Motel 6 Operating LP., a Delaware limited partnership, of record in Book 10952, page 345, in said Register's Office.