BILL GARRETT, Davidson County
Trans:T20100062471 DEEDWARRSP
Recvd: 10/04/10 12:00 5 pgs
Fees:28.00 Taxes:111204.98
20101004-0079045

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Apple Nine Hospitality Ownership, Inc.
814 East Main Street
Richmond, VA 23219

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 96-16
Parcel 205

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **NP BROADWAY, LLC**, a Georgia limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **APPLE NINE HOSPITALITY OWNERSHIP, INC.**, a Virginia corporation (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

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, and Grantee's successors and assigns forever.

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

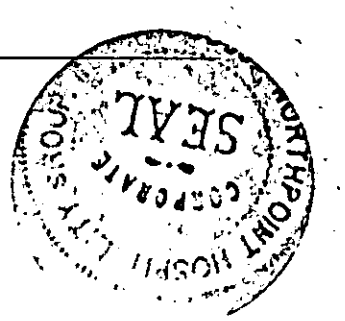
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 30 day of September, 2010.

NP BROADWAY, LLC, a Georgia limited liability company

By: Northpoint Hospitality Group Inc.
Its Sole Manager

By: _____
S. Jay Patel
Its President



STATE OF GEORGIA

COUNTY OF FULTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **S. Jay Patel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Northpoint Hospitality Group Inc., the Sole Manager of NP BROADWAY, LLC, the within named bargainor, a Georgia limited liability company, and that he, as such President of the Sole Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Sole Manager of the limited liability company by himself as President.

WITNESS my hand, at office, this 30 day of September, 2010.

_____
NOTARY PUBLIC

My Commission Expires:

_____



STATE OF Virginia)
City ~~COUNTY~~ OF Richmond)

The actual consideration or value, whichever is greater, for this transfer is $30,055,400.

Affiant

Subscribed and sworn to before me
this 1st day of September, 2010.

AMY DEVOL KRAMER
COMMONWEALTH OF VIRGINIA
REGISTRATION NO.
7166445
MY COMM. EXPIRES
12/31/2012
NOTARY PUBLIC

Notary Public
My Commission Expires: 12-31-12

EXHIBIT A

All that tract or parcel of land lying and being in Davidson County, Tennessee, being Lot No. 1 as depicted on that certain Unified Plat, Hilton Garden Inn Subdivision, dated June 29, 2010, prepared by Kevin A. Edmondson of Hart Freeland Roberts, Inc., Registered Land Surveyor No. 1515 and recorded as Instrument No. 20100910-0071935, in the Davidson County Register of Deeds Office, said tract being more particularly bounded and described as shown by plat aforesaid, to which plat specific reference is hereby made for a more particular description.

Being part of the same property conveyed to NP Broadway, LLC, a Georgia limited liability company, by Warranty Deed of record as Instrument No. 20070330-0038334, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real estate taxes for 2010, a lien, not yet due and payable.

2. Limited Easement, of record as Instrument No. 20071113-0132707, Register's Office for Davidson County, Tennessee.

3. Limited Easement, of record as Instrument No. 2007113-0132706, said Register's Office.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record as Instrument No. 20080428-0042817, said Register's Office.

5. Agreement for Dedication of Easement for Storm Drainage Appurtenances, of record as Instrument No. 20080428-0046826, said Register's Office.

6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record as Instrument No. 20090805-0073351, said Register's Office.

7. Agreement for Dedication of Easement for Storm Drainage Appurtenances, of record as Instrument No. 20090805-0073438, said Register's Office.

8. Matters shown on Plat, of record as Instrument No. 20100910-0071935, said Register's Office.

9. Declaration of Easements by NP Broadway, LLC dated September 27, 2010 and of record as Instrument No. 20101004007904, said Register's Office.