BILL GARRETT, Davidson County
Trans:T20100076277 DEEDWARRSP
Recvd: 12/03/10 09:45 5 pgs
Fees:28.00 Taxes:1850.00
20101203-0096339

THIS INSTRUMENT PREPARED BY:
Joe H. Bynum, Jr., Esq.
2500 Northwinds Parkway, Suite 175
Alpharetta, Georgia 30009

ADDRESS NEW OWNER:
NP Division, LLC
2500 Northwinds Parkway, Suite 175
Alpharetta, Georgia 30009

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 **NP DIVISION, LLC**, a Georgia 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 30th day of November, 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 30th day of November, 2010.

_____
NOTARY PUBLIC

My Commission Expires:
3-17-2013

JOE H BYNUM
NOTARY PUBLIC
FULTON CO., GEORGIA
MY COMMISSION EXPIRES
MARCH
17
2013

EXHIBIT A

All that tract or parcel of land lying and being in Davidson County, Tennessee, being Lot No. 2 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.

Together with all rights and obligations as tenant pursuant to that certain *Parking Lease Agreement* dated September 30, 2010 between Apple Nine Hospitality Ownership, Inc., as Landlord, and NP Broadway, LLC, as Tenant, with respect to certain parking and other rights (the "Lease Agreement"), a Memorandum of such Lease Agreement being of record as Instrument No. 20101004-0079046 in the 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. Declaration of Easements dated September 27, 2010 by NP Broadway, LLC, of record as Instrument No. 20101004-0079044, said Register's Office.

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

STATE OF GEORGIA)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me
this 30th day of November, 2010.

Notary Public
My Commission Expires: 3-17-13

JOE H BYNUM
NOTARY PUBLIC
FULTON CO., GEORGIA
MY COMMISSION EXPIRES
MARCH
17
2013