(1)

BILL GARRETT, Davidson County
Trans:T20100081474 DEEDWARRSP
Recvd: 12/28/10 15:16 4 pgs
Fees:23.00 Taxes:2469.75
20101228-0102993

Prepared By:
Legal Department
Accor North America, Inc.
4001 International Parkway
Carrollton, Texas 75007
(972) 360-5915

Send Tax Bills to:
Shabana Dhanami
1017 Bridgewater Park Dr.
Birmingham, AL 35244

Map Parcel Numbers
MAP 13400017900

After Recording Mail To:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 21st day of December, 2010 to be effective as of the 21st day of December, 2010, by and between Motel 6 Operating L.P., a Delaware limited partnership, ("Grantor") and RIA, LLC, a Tennessee limited liability company, whose address is 1017 Bridgewater Park Dive, Birmingham, Alabama 35244. ("Grantee"). NEW OWNER

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto the Grantee, its successors and assigns, the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Located at: 95 Wallace Rd., Nashville, TN 37211
See Exhibit A attached hereto and incorporated herein by reference for legal description of said property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, successors, and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the afore described real estate; that it has good right to sell and convey the same; that the same is unencumbered, except for those matters filed as of record, some of which are attached hereto as Exhibit B; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons when the claim is by, through, or under Grantor but not otherwise.

The word "Grantor" as used herein shall mean "Grantors" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Motel 6 Operating L.P., a Delaware
limited partnership

By: Accor North America Inc., managing general partner

By: _____
Kristin Taylor Sr. Vice President of Technical Services, Real Estate & Development

STATE OF TEXAS)
)
COUNTY OF DENTON)

Before me, Judy A. Linville December 21, 2013 a Notary Public of said State and County aforesaid, on the 21 day of December, 2010, personally appeared Kristin Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Sr. Vice President of Technical Services, Real Estate and Development of Accor North America, Inc., managing general partner of Motel 6 Operating L.P., a Delaware limited partnership, the within bargainor, a partnership, and that she as such Sr. Vice President of Technical Services, Real Estate and Development, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as Sr. Vice President of Technical Services, Real Estate and Development of Accor North America, Inc., managing general partner of Motel 6 Operating L.P., a Delaware limited partnership.

JUDY A. LINVILLE
Notary Public, State of Texas
My Commission Expires
February 07, 2014

WITNESS my hand and official seal

_____
Notary Public, State of Texas
My Commission Expires: 2/7/2014

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 667,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 21st day of Dec, 2010.

_____
Notary Public
My commission expires: 2/7/2014

JUDY A. LINVILLE
Notary Public, State of Texas
My Commission Expires
February 07, 2014

EXHIBIT "A"
(Legal Description)
Davidson County
Nashville, Tennessee

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 INTERSETS 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 MOTEL 6 OPERATING, L.P., A DELAWARE LIMITED PARTNERSHIP BY DEEDS OF RECORD IN INSTRUMENT NO. 20100524-0039801, AS TO ESTATE FOR YEARS AND IMPROVEMENTS, AND INSTRUMENT NO. 20100524-0039802, AS TO REMAINDER INTEREST, BOTH OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"
Davidson County
Nashville, Tennessee

1. Survey by H&H Land Surveying, Inc. dated March 20, 1998, last revised May 7, 1998, shows a 15-foot sewer easement running generally north and south through property and a 15-foot sewer easement running generally, east and west, near the northerly property line; shows Knob Hill Villa Apartments sign near the northwest corner, and a gas line entering property in the northwest corner of the lot, encroachment of headwall, encroachments of pavements along the entire northerly line and southeasterly line, encroachment of wall on the southwesterly line, a storm sewer pipe running through center of premises, concrete flume from subject property onto adjoining property, building encroachment onto 15-foot sewer easement in center of property, and 20-foot building setback line on front and rear of property.