Box 31-13
SAR
KAB

This Instrument Prepared by:
Sherrard & Roe, PLC (KAB)
150 Third Avenue South, Suite 1100
Nashville, TN 37201

SPECIAL WARRANTY DEED

TO: ROBERT G. SCHAEDLE, III

FROM: CLAYTON BANK AND TRUST

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Robert G. Schaedle, III c/o Chartwell Hospitality, LLC 2000 Meridian Blvd., Suite 200 Franklin, TN 37067	SAME	093-10-0-431

BILL GARRETT, Davidson County
Trans:T20120039548 DEEDWARRSP
Recvd: 05/30/12 15:14 6 pgs
Fees:33.00 Taxes:11100.00
20120530-0046802

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Knox)

The actual consideration for this transfer is $3,000,000.00.

David Clayton
Affiant

Sworn to and subscribed before me, this 29th day of May, 2012.

Notary Public

My Commission Expires: 4/1/2013

BRANDY JO SWAGGERTY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, CLAYTON BANK AND TRUST (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Robert G. Schaedle, III (the "Grantee"), and Grantee's respective heirs, successors and assigns, all of Grantor's right, title and interest in certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto, incorporated herein by reference, together with any improvements thereon (the "Property").

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its heirs, successors and assigns, forever in fee simple. Grantor further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to said real estate to Grantee, and its heirs, successors and assigns, against the lawful claims of all persons claiming by and through the Grantor (other than claims arising out of the matters set forth in Exhibit B hereto), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer, effective as of the 29 day of May, 2012.

GRANTOR:

CLAYTON BANK AND TRUST

BY: David Clayton

TITLE: AVP

STATE OF TENNESSEE)
COUNTY OF Knox)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David Clayton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he/she is the AVP of CLAYTON BANK AND TRUST, the within named bargainor, and that he/she as such AVP, being authorized to do, executed the within instrument for the purposes therein contained by signing the name of the bank as its authorized AVP.

Witness my hand and seal, at office in Knoxville, Tennessee, this 29th day of May, 2012.

Notary Public

My Commission Expires: 4-1-2013

BRANDY JO SWAGGERTY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Land situated in the County of Davidson, State of Tennessee, and described as follows:

Land in the 1st Civil District of Nashville, Davidson County, Tennessee, being Lots 63, 64, 65, 66, 67, 68, 69, 70, 71 and 72 on the Plan of University Lots called College Campus, not of record, being more particularly described according to a survey dated March 12, 1997, prepared by Ragan Smith Associates, Inc., Job No. 95-172, W.O. No. 5069, as follows:

Beginning at an iron pin (set) along the back of a sidewalk at the intersection of the westerly right of way of Peabody Street (a 40 foot right of way) and the southerly right of way of Third Avenue (a 50 foot right of way); thence, With the westerly right of way of Peabody Street, South 31 deg. 55 min. 26 sec. West a distance of 162.00 feet to an iron pin (set), said iron pin begins at the intersection of the westerly right of way of Peabody Street and the northerly right of way of Almond Street (a 38 foot right of way); thence, With the northerly right of way of Almond Street, North 58 deg. 04 min. 34 sec. West a distance of 256.00 feet to an iron pin (set), said iron pin being southeast property corner of Ching I. Wang and Min Huang Wang, his wife, of record in Book 7379, page 517, Register's Office for Davidson County, Tennessee; thence, Leaving said right of way with the easterly line of Wang's tract, North 31 deg. 55 min. 26 sec. East a distance of 162.00 feet to an iron pin (set) along the back of a sidewalk in the southerly right of way of Third Avenue; thence, With the southerly right of way of Third Avenue, South 58 deg. 04 min. 34 sec. East a distance of 256.00 feet to the point of beginning, and containing 41,471 square feet, or 0.952 acres, more or less.

Being the same property conveyed to CLAYTON BANK AND TRUST, by deed from JOSEPH R. PROCHASKA , SUCCESSOR TRUSTEE, of record as Instrument No. 20100111-0002244, dated December 17, 2009, said Register's Office.

Exhibit "B"

Permitted Encumbrances

1. General or special taxes and assessments required to be paid in the year 2012 and subsequent years for Map-Par. 093-10-0-431, a lien but not yet due and payable.