Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
CH Bedford Hotel Partners, LLC 2000 Meridian Blvd., Suite 200 Franklin, Tennessee 37067	Same	Map/Parcel Nos. 11710011100 11710011000 11710010900
This instrument prepared by: Bradley Arant Boult Cummings LLP (RFW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **RENAISSANCE DEVELOPMENT GROUP, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **CH BEDFORD HOTEL PARTNERS, LLC**, a Delaware limited liability company ("**Grantee**"), its successors, and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Davidson County real property taxes for the year 2012, which have been prorated between the parties and assumed by Grantee.

2. Matters shown on the Plan of record in Book 974, pages 64, Davidson County Register of Deeds.

BILL GARRETT, Davidson County
Trans:T20120040012 DEEDWARRSP
Recvd: 05/31/12 14:26 4 pgs
Fees:23.00 Taxes:12002.80
20120531-0047303

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $3,244,000.00.

Affiant

Subscribed and sworn to before me this 31st day of May, 2012.

Notary Public
My Commission Expires:

BARBARA KIMMINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 17, 2015

3. Restrictive Covenants of record in Book 1512, Page 576, Davidson County Register of Deeds.

4. Public Utility and Drainage Easement of record in Instrument No. 20060811-0099295, Davidson County Register of Deeds

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

This is improved property known as 3800, 3802 and 3804 Bedford Avenue, Nashville, Davidson County, Tennessee.

[Signatures on following page]

Executed this 31st day of May, 2012.

RENAISSANCE DEVELOPMENT GROUP, LLC,
a Tennessee limited liability company

By: _____
Joe Cook, III
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared Joe Cook, III, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Renaissance Development Group, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Vice President.

WITNESS my hand, at office, this 31st day of May, 2012.

_____
Notary Public
My Commission Expires: _____

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 17, 2015

EXHIBIT "A"

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

TRACT 1

Land in Davidson County, Tennessee, being part of Lot No. 15 on the Plan of Hillsboro Views Development Company's Subdivision, Block C, of record in Book 974, Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 15 fronts 75 feet on the easterly margin of Bedford Avenue and runs back between parallel lines 187 feet to a dead line.

TRACT 2

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 15 and the northerly 50 feet of Lot No. 16, of Block C on the Map of Hillsboro Views Development Company's Subdivision, of record in Book 974, Pages 64 and 64, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 75 feet on the east side of Bedford Avenue and runs back between parallel lines 187 feet to a dead line.

TRACT 3

Land in Davidson County, Tennessee, being the south 50 feet of Lot No. 16 and the north 25 feet of Lot No. 17 of Block C on the Plan of Hillsboro Views Development Company's Subdivision of record in Book 974, Page 64 and 65, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 16 and 17 adjoin and front together 75 feet on the southeasterly margin of Bedford Avenue and extends back between parallel lines 187 feet to a dead line.

Being the same property conveyed to Renaissance Development Group, LLC, by deed of record in Instrument No. 20071226-0147046, Davidson County Register's office..