BILL GARRETT, Davidson County
Trans:T20120051901 DEEDWARRSP
Recvd: 07/13/12 15:14 5 pgs
Fees:28.00 Taxes:3859.10
20120713-0061901

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
CVHC4, LLC 1728 General George Patton Drive Suite 200 Brentwood, TN 37027	same	081-04-235.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **American Hospitality Corporation**, a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **CVHC4, LLC**, a Tennessee limited liability company, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A.

This is improved property known as 2101 Rosa L. Parks Boulevard, Nashville, Davidson County, Tennessee 37228.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered

except for the following:

SEE ATTACHED EXHIBIT B.

GRANTOR further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not 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.

Witness the execution of this Deed by the undersigned this the 13th day of July, 2012.

AMERICAN HOSPITALITY CORPORATION

By: _____
Homayoun Aminmadani, President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said County and State, Homayoun Aminmadani, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of American Hospitality Corporation, the bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such President.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this the 13th day of July, 2012.

Kimberly D. Hicks
Notary Public

My Commission Expires: 4-12-14

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY KIMBERLY D. HICKS

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value whichever is greater, for this transfer is $1,043,000.

Affiant

Sworn to and subscribed before me this 13th day of July, 2012.

Notary Public

My Commission Expires: 4-12-14

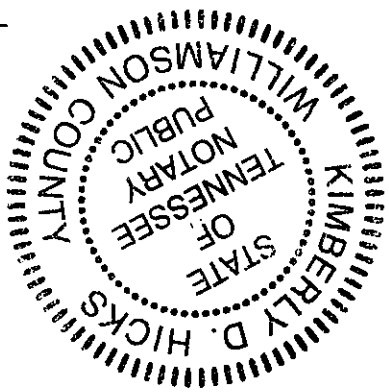


Exhibit A

Legal Description

BEING A TRACT OF LAND LYING IN THE 20TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, THE SAID TRACT BEING LOT 4, SECOND RESUBDIVISION - LOT 2, METROCENTER, TRACT 22, AS OF RECORD IN PLAT BOOK 7900, PAGE 750, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (NEW), THE SAID PIN BEING LOCATED IN THE NORTHWEST RIGHT-OF-WAY RETURN OF METROCENTER BOULEVARD AND VANTAGE WAY COURT;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF THE SAID VANTAGE WAY COURT, SOUTH 66 DEG. 05 MIN. 03 SEC. WEST, 70.90 FEET TO AN IRON PIN (NEW);

THENCE, CONTINUING WITH THE SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, THE SAID CURVE HAVING A RADIUS OF 30 FEET, A DELTA ANGLE OF 48 DEG. 11 MIN. 23 SEC. FOR AN ARC LENGTH OF 25.23 FEET TO AN IRON PIN (NEW);

THENCE, CONTINUING WITH THE SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, THE SAID CURVE HAVING A RADIUS OF 60 FEET, A DELTA ANGLE OF 67 DEG. 44 MIN. 13 SEC. FOR AN ARC LENGTH OF 70.93 FEET TO AN IRON PIN (OLD), THE SAID PIN BEING IN A CORNER COMMON WITH THE METROCENTER HOLDINGS, INC. PROPERTY, AS OF RECORD IN BOOK 8321, PAGE 668, R.O.D.C., TN.;

THENCE, WITH THE SAID HOLDINGS, INC. PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES:

THENCE, NORTH 43 DEG. 27 MIN. 47 SEC. WEST, 14.73 FEET TO AN IRON PIN (NEW);

THENCE, NORTH 28 DEG. 43 MIN. 55 SEC. WEST, 115.34 FEET TO AN IRON PIN (OLD), THE SAID PIN BEING LOCATED IN THE SOUTHEAST LINE OF THE DONALD E. MASSEY PROPERTY, AS OF RECORD IN BOOK 8870, PAGE 717, R.O.D.C., TN.;

THENCE, WITH THE SAID MASSEY PROPERTY, NORTH 34 DEG. 41 MIN. 13 SEC. EAST, 196.63 FEET TO AN IRON PIN (OLD), THE SAID PIN BEING LOCATED IN THE WESTERLY RIGHT-OF-WAY LINE OF THE SAID METROCENTER BOULEVARD;

THENCE, WITH THE SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, THE SAID CURVE HAVING A RADIUS OF 1220.24 FEET, A DELTA ANGLE OF 10 DEG. 45 MIN. 14 SEC. FOR AN ARC LENGTH OF 229.03 FEET TO AN IRON PIN (NEW);

THENCE, CONTINUING WITH THE SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, THE SAID CURVE HAVING A RADIUS OF 30 FEET, A DELTA ANGLE OF 93 DEG. 22 MIN. 18 SEC. FOR AN ARC LENGTH OF 48.89 FEET TO THE POINT OF BEGINNING.

CONTAINING: 37,507 SQUARE FEET OR 0.861 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO AMERICAN HOSPITALITY CORPORATION BY DEED OF RECORD IN BOOK 10963, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit B

1. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.

2. All matters shown on the Plat of record in Plat Book 7900, Page 750; as revised in Plat Book 7900, Page 857, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 4784, Page 659 and Book 5242, Page 389; modified in Book 5792, Page 787; as affected by Declarations in Book 7012, Page 61 and Book 7012, Page 62; and as affected by Declaration of Agreements in Book 7487, Page 952, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictive Covenants of record in Book 9382, Page 56; Book 9420, Page 176; and Book 9420, Page 179, Register's Office for Davidson County, Tennessee.

5. Easements set forth in Deed of record in Book 9420, Page 172, as re-recorded in Book 9445, Page 154 in the Register's Office, Davidson County, Tennessee.