BILL GARRETT, Davidson County
Trans:T20120051901 DEEDWARRSP
Recvd: 07/13/12 15:14 5 pgs
Fees:28.00 Taxes:3574.20
20120713-0061902

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	102-08-118.00

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 6540 Charlotte Pike, Nashville, Davidson County, Tennessee 37209.

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.

_____
Notary Public

My Commission Expires: 4-12-14

STATE OF TENNESSEE NOTARY PUBLIC
KIMBERLY D. HICKS
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value whichever is greater, for this transfer is $966,000.

Affiant

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

Notary Public

My Commission Expires: 4-12-14

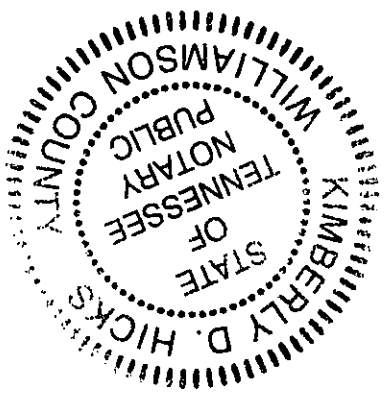


Exhibit A

Legal Description

LAND IN THE 8TH, FORMERLY 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF CHARLOTTE CENTER, OF RECORD IN BOOK 6900, PAGE 861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH IS A RESUBDIVISION OF WIGGINS PLAZA OF RECORD IN BOOK 4860, PAGE 81, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AMERICAN HOSPITALITY CORPORATION BY DEED OF RECORD IN BOOK 10983, PAGE 178, 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 6900, Page 861, Register's Office for Davidson County, Tennessee.

3. Terms and provisions of that certain Lease by and between American Hospitality Corporation and SunTrust Bank, Nashville, N.A., as evidenced by Memorandum of Lease of record in Book 10983, Page 184, Register's Office for Davidson County, Tennessee.

4. Reciprocal Easement Agreement of record in Book 4984, Page 80; as partially terminated in Book 6219, Page 136; and as amended in Book 10983, Page 171 in the Register's Office, Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4858, Page 389, Register's Office for Davidson County, Tennessee.

6. Deed of Conveyance of record in Book 4980, Page 249, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 654, Register's Office for Davidson County, Tennessee.