BILL GARRETT, Davidson County
Trans:T20120081556 DEEDWARRSP
Recvd: 10/26/12 12:59 5 pgs
Fees:28.00 Taxes:75850.00
20121026-0098466

This Instrument Prepared By:
Munsch Hardt Kopf & Harr, P.C.
3800 Lincoln Plaza
500 N. Akard Street
Dallas, Texas 75201
Attention: Steven A. Caufield

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
ESNA Hotel Owner, LLC 10 Century Boulevard Nashville, TN 37214	Same
Map & Parcel No.: 107-000-129.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, FELCOR/JPM HOSPITALITY (SPE), L.L.C., a Delaware limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto ESNA HOTEL OWNER, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as Embassy Suites – Nashville Airport, 10 Century Boulevard, Nashville , Tennessee 37214.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of October, 2012.

FELCOR/JPM HOSPITALITY (SPE), L.L.C., a Delaware limited liability company

By: Charles N. Nye
Charles N. Nye, Vice-President

STATE OF TEXAS)
)
COUNTY OF DALLAS)

Personally appeared before me, Elizabeth Y. Blackwell, a Notary Public in and for said County and State, Charles N. Nye, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of FELCOR/JPM HOSPITALITY (SPE), L.L.C., a Delaware limited liability company the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 25th day of October, 2012.

NOTARY PUBLIC STATE OF TEXAS
ELIZABETH Y BLACKWELL
My Commission Expires
March 24, 2014

Elizabeth Y Blackwell
NOTARY PUBLIC

My Commission Expires:

March 24, 2014

STATE OF Georgia)
)
COUNTY OF Fulton)

The actual consideration or value, whichever is greater, for this transfer is Twenty Million Five Hundred Thousand and no/100 Dollars ($20,500,000.00).

AFFIANT

Subscribed and sworn to before me this 24th day of October, 2012.

NOTARY PUBLIC

My Commission Expires:

SOFIA GALVAN
NOTARY PUBLIC
COBB COUNTY, GEORGIA
04/10/2015

April 10, 2015

EXHIBIT A

Legal Description

Being a parcel of land in Nashville, Davidson County, Tennessee, being Lot O, on the Final Plat, Lot 1, Resubdivision of Lot O, Century City, of record in Plat Book 11190, Page 16, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Felcor/JPM Hospitality (SPE) LLC, a Delware Limited Liability Company by Deed from Felcor Lodging Limited Partnership, a Delaware Limited Partnership, of record in Instrument 200906160056073, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the current year and subsequent years, and conditions, restrictions, limitations, reservations, easements, and other matters of record, and all applicable zoning and other land use regulations of any political subdivision or agency in which the Property is situated; provided, however, that such references shall not operate to reimpose same.
2. All matters as set forth per Plat Book 11190, Page 16, said Register's Office.
3. Declaration of Protective Covenants of record in Book 6504, Page 723, as amended of record in Book 8048, Page 30, said Register's Office.
4. Subject to the rights of tenants as tenants only with no rights first refusal or options to purchase as disclosed by those certain unrecorded leases provided to this company.
5. Charter record in Book 8521, Page 814, said Register's Office.