THIS INSTRUMENT PREPARED SOLELY FROM DOCUMENTS PROVIDED WITH NO TITLE OPINION BY: William Timothy Hill Price, Hill &Kolarich 201 4th Avenue North, Suite 1800 Nashville, TN 37219 Davidson County DEEDQC Recvd: 01/17/13 14:24 8 pgs Fees:42.00 Taxes:0.00 **20130117-0005892**	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $-0-. Affiant SUBSCRIBED AND SWORN to before me, this 26th day of December, 2012 Notary Public My Commission Expires: Jan. 6, 2014

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
CONTINENTAL INNS OF AMERICA, STADIUM, LLC 303 Interstate Drive Nashville, Tennessee 37213	SAME	093 03 0 077.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), we, **RAMAN G. DAYAL, SURESH G. DAYAL and RUXMANI V. PATEL,** and **CONTINENTAL INNS OF AMERICA, a Tennessee General Partnership**, consisting of **RAMAN G. DAYAL, SURESH G. DAYAL and RUXMANI V. PATEL,** Grantors, by these presents do hereby quitclaim and convey unto **CONTINENTAL INNS OF AMERICA, STADIUM, LLC, a Tennessee Limited Liability Company**, its successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A

This is improved commercial property located at 303 Interstate Drive, Nashville, Tennessee 37213 [Tax Map/Parcel: 093 03 0 077.00].

IN WITNESS WHEREOF, Grantor has executed this Deed of Trust on the date and year first above written.

GRANTOR:



Raman G. Dayal



Suresh G. Dayal

R-V. Patel

Ruxmani V. Patel

CONTINENTAL INNS OF AMERICA, a Tennessee General Partnership

By: 

Raman G. Dayal, Partner

By: 

Suresh G. Dayal, Partner

By: R-V. Patel

Ruxmani V. Patel, Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raman G. Dayal, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office at Nashville, Tennessee, on this the 28th day of December, 2012.

Notary Public

My Commission Expires:

PHYLLIS ASHBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suresh G. Dayal, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office at Nashville, Tennessee, on this the 28th day of December, 2012.

Notary Public

My Commission Expires:

PHYLLIS ASHBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruxmani V. Patel, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office at Nashville, Tennessee, on this the 28th day of December, 2012.

Notary Public

My Commission Expires: _____

PHYLLIS ASHBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Raman G. Dayal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of **CONTINENTAL INNS OF AMERICA, a Tennessee General Partnership**, the within named bargainor, and that he, as such partner, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the partnership by himself as such partner.

WITNESS my hand and seal, this 28th day of December, 2012.

Notary Public

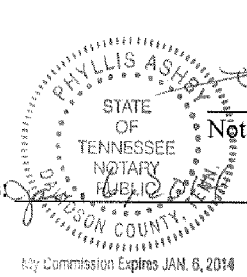
My Commission Expires: _____

PHYLLIS ASHBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Suresh G. Dayal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of **CONTINENTAL INNS OF AMERICA, a Tennessee General Partnership**, the within named bargainor, and that he, as such partner, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the partnership by himself as such partner.

WITNESS my hand and seal, this 28th day of December, 2012.



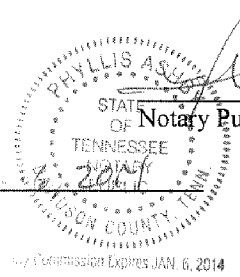
Notary Public

My Commission Expires: 1/6/2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Ruxmani V. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of **CONTINENTAL INNS OF AMERICA, a Tennessee General Partnership**, the within named bargainor, and that she, as such partner, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the partnership by herself as such partner.

WITNESS my hand and seal, this 28th day of December, 2012.



Notary Public

My Commission Expires: 1/6/2014

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 16, all of Lots Nos. 17 and 18, part of Lot No. 19, part of Lot No. 35, all of Lots Nos. 36 and 37 and a part of Fatherland Street and an alley north of same, now closed by Ordinance No. 62-279, of record in the Office of the Metropolitan Clerk of Nashville and Davidson County, Tennessee, a certified copy of which is of record in Book 3677, Page 5, in the Register's Office for Davidson County, Tennessee, and all on the Map of John Shelby's Third Addition to Edgefield, as of record in Book 21, Page 43, in the Register's Office for Davidson County, Tennessee, and Lot No. 5, and a part of South Third Street adjoining same on west, now closed by Ordinance No. 64-257, of record in the Office of the Metropolitan Clerk of Nashville and Davidson County, Tennessee, a certified copy of which is of record in Book 4085, Page 961, in the Register's Office for Davidson County, Tennessee, and the northerly part of Lot No. 22, and the northerly part of the westerly 25 feet of Lot No. 23, part of an alley north of Lots Nos. 22 and 23, now closed by Ordinance No. 65-560, of record in the Office of the Metropolitan Clerk of Nashville and Davidson County, Tennessee, a certified copy of which is of record in Book 4085, Page 958, in the Register's Office for Davidson County, Tennessee, as shown on the Plan of John Shelby's Second Addition to Edgefield, as of record in Book 14, Pages 179 and 180, both plats being of record in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning on a concrete monument in the southeasterly intersection of Russell Street and South Third Street, being the northwest corner of Lot No. 37 as above mentioned; running thence with the southerly margin of Russell Street, North 65° 09' East 102 feet to an iron pin in the west right-of-way of Interstate Highway 65; thence with the west right-of-way of same, as follows: South 41° 19' East 177.25 feet to an iron pin; South 40° 29' East 15.58 feet to an iron pin: South 41° 47' East 71.07 feet to an iron pin; South 24° 11' East 102 feet to an iron pin; South 24° 10' East 244 feet to an iron pin in the north margin of an alley, now closed by Ordinance No. 65-560; thence with the north margin of said alley, North 65° 09' East 25 feet to an iron pin; thence South 24° 10' East 85 feet to an iron pin; thence South 65° 09' West leaving said Interstate Highway, 125 feet to an iron pin in the east margin of South Third Street; thence with the east margin of the same, as relocated, North 24° 14' 10" West 85 feet to the beginning of a curve having a radius of 564.61 feet; thence with said curve in a northwesterly direction 195.66 feet to an iron pin on another curve having a radius of 700.95 feet; thence along said curve, northwesterly 226.22 feet to an iron pin in the east margin of South Third Street; thence continuing with the east margin of the same, North 25° 36' West 185 feet to the beginning.

Being the same property conveyed to Raman G. Dayal, Suresh G. Dayal and Vallabh B. Patel by deed from Continental Inns (of America), Inc. of record in Book 5597, Page 106, in the Register's Office for Davidson County, Tennessee. Vallabh B. Patel is now deceased, and pursuant to his Last Will and Testament, of record in Will Book 188, Page 653, Probate Court Clerk's Office for Davidson County, Tennessee, his interest in the subject property vested in his wife, Ruxmani V. Patel.

This is improved commercial property located at 303 Interstate Drive, Nashville, Tennessee 37213 [Tax Map/Parcel: 093 03 0 077.00].

EXCEPTIONS

This conveyance is subject to the following exceptions:

1. Title to the portion of the property within the boundaries of any roads.

2. 2012 Davidson County property taxes for Map/Parcel 093 03 0 077.00 – a lien but not yet due and payable.

3. Encroachment of the wall along a portion of the northeasterly boundary onto the property of the State of Tennessee, as shown on survey by Parrish Engineers, dated

December 1967, and revised on January 27, 1968, and February 9, 1968, also revised by R. Roger H. Fuqua/Ragan-Smith-Murphy & Associates, dated April 11, 1980.

4. Gas line easement of record in Book 2860, Page 459, in the Register's Office for Davidson County, Tennessee.

5. Easement conveyed to Metropolitan Government of Nashville and Davidson County by General Hotel Corporation of record in Book 4001, Page 740, in the Register's Office for Davidson County, Tennessee, which is more particularly located from a plat of record in Book 4001, Page 742, in the Register's Office for Davidson County, Tennessee, and further identified as being located on Lot 5, referred to.

6. All matters retained by Metropolitan Government of Nashville and Davidson County, Tennessee, in Ordinance No. 62-279, a certified copy of which is of record in Book 3677, Page 5, in the Register's Office for Davidson County, Tennessee.

7. All matters retained by Metropolitan Government of Nashville and Davidson County, Tennessee, in Ordinance No. 64-257, a certified copy of which is of record in Book 4085, Page 961, in the Register's Office for Davidson County, Tennessee.

8. All matters retained by Metropolitan Government of Nashville and Davidson County, Tennessee, in Ordinance No. 65-560, a certified copy of which is of record in Book 4085, Page 958, in the Register's Office for Davidson County, Tennessee.

9. The entire east boundary line of the premises in question abuts on Controlled Access Highway 65, and there is no ingress and egress from abutting properties.

10. Anchor easement on the easterly margin of South Third Street reserved in Bill No. 68-430, of record in Book 4222, Page 272, in the Register's Office for Davidson County, Tennessee.

11. Restrictions of record in Book 3368, Page 23, in the Register's Office for Davidson County, Tennessee.

12. Restrictions of record in Book 3947, Page 732, in the Register's Office for Davidson County, Tennessee.

AFFIDAVIT

I, William Timothy Hill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William Timothy Hill
PRICE, HILL & KOLARICH
201 4th Avenue North, Suite 1800
Nashville, TN 37219
(615) 256-1577

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Phyllis Ashby, a notary public for this county and state, (William Timothy Hill) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

PHYLLIS ASHBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

Notary Public

MY COMMISSION EXPIRES: January 6, 2014