BK 10759 PG 705

IDENTIF. & REFERENCE

98 JAN 16 AM 11:14

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (PWJr/fs) Title No: 39133
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elm Hill Businessplex, LLC Elm Hill Pike Nashville, TN	SAME

TAX MAP-PARCEL NUMBERS: Part of 106-1-63, 2DA 50250

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$ 160,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **RAMA Corp.**, a Tennessee corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elm Hill Businessplex, LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of North Rama Subdivision of record in Book 9700, Page 479, Register's Office for said County.

SAID Lot No. 2 fronts 168.50 feet on the southerly margin of Elm Hill Pike and extends back 285.73 feet on the easterly line and 226.15 feet on the westerly line to a broken line in the rear, measuring 170.96 feet thereon.

BEING part of the same property conveyed to Rama Corporation, a Tennessee Corporation, doing business as Travelers Motor Inn by deed from Lallubhai Patel and Govindbhai Patel of record in Book 8361, Page 703, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the referenced Subdivision Plan.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: Elm Hill Pike, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of January, 1998.

RAMA Corp.

BOOK 10759 PG 706

By: Lallubhai Patel, President
Title:

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Lallubhai Patel** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of RAMA Corp., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 15th day of January, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____

EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 160,000.00

Affiant

Sworn and subscribed before me on the 15th day of January, 1998.

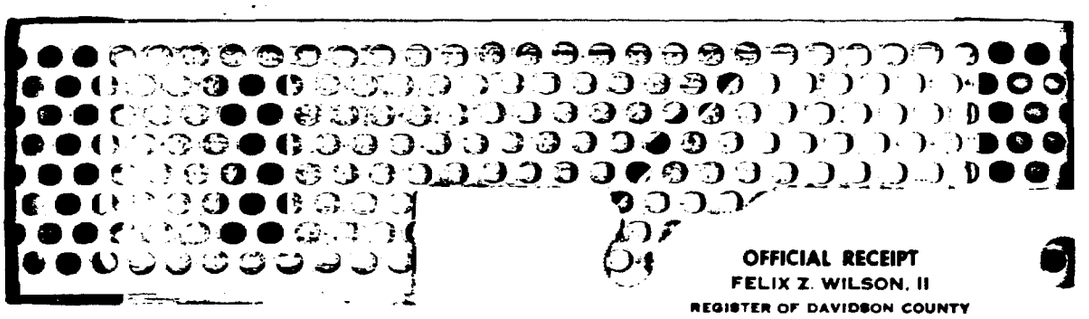
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____

2746 01/16 0101 03CHECK 601.00

Wldoc Deed Wty-Corp—12/92



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10759 PG 707

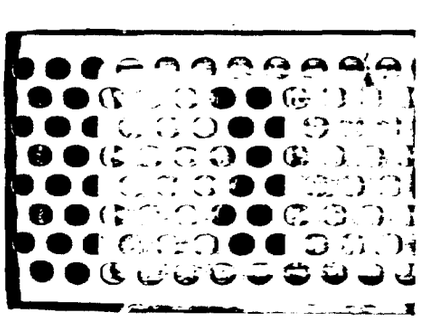
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
TOTAL 601.00
CHECK 601.00

01/16/98 01 11:20 0001 27-6

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0390781
IDENTIF. # REFERENCE

98 JAN 16 AM 11:14
REGISTER
DAVIDSON COUNTY, TN.

No. 1243383