THIS INSTRUMENT WAS PREPARED BY:

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127

BOOK 10965 PG 159

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $960,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of May, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/2002

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
JAI PRABHU, LLC 2403 Brick Church Pike Nashville, TN 37207	NEW OWNER	71-2-145

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **BIMAL A. PATEL AND WIFE MAYABEN M. PATEL** herein referred to as **Grantors** for and in consideration of the sum of NINE HUNDRED SIXTY THOUSAND AND 00/100 (960,000.00) Dollars to us paid by **JAI PRABHU, LLC**, hereinafter referred to as **Grantee in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, its heirs, successors, and assigns forever:**

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Beginning at a new iron pin, in the eastern margin of Brick Church Pike, the most west-southwest corner of the Hotel South property as shown in Deed Book 8815, Page 563, R.O.D.C.T., the northwest corner of this tract, thence along the line with Hotel South, North 76 deg. 35 min. 47 sec. East, 125.85 feet to a new iron pin,

thence continuing along the line with Hotel South, South 11 deg. 18 min. 50 sec. East, passing the most north-northwest corner of the CRIIMI Mae Brick Church Inc. property as shown in deed Book 10488, page 333 R.O.D.C.T., 215.76 feet in all to an old iron pin,

thence along the line with Criimi Mae Brick Church Inc., South 75 deg. 18 min. 33 sec. West, 118.17 feet to a new iron pin, in the eastern margin of Brick Church Pike,

thence along the eastern margin of Brick Church Pike, North 13 deg. 21 min. 48 sec. West, 218.27 feet to the beginning, containing 0.607 acres, more or less and described according to survey dated February 6, 1998, by William M. Burns, RLS #1053, 713 Main Street, Greenbrier, TN 37073.

Being part of the property conveyed to Bimal A. Patel and wife, Mayaben M. Patel by Deed from Bhulabhai C. Patel and wife, Induben B. Patel, of record in Book 9644, page 256, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

This is IMPROVED property, known as 2403 BRICK CHURCH PIKE, NASHVILLE, Tennessee, 37207.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its heirs and assigns forever.

AND THE GRANTORS do hereby bind Grantors' heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against Grantors and Grantors' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our Hand and Seal this 1st day of May, 1998.

BIMAL A. PATEL

MAYABEN M. PATEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, BIMAL A. PATEL and MAYABEN M. PATEL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and seal this 1st day of May, 1998.

Notary Public

My Commission Expires: 1/26/2002

0446992
IDENTIF. + REFERENCE

98 JUN -5 PM 1:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

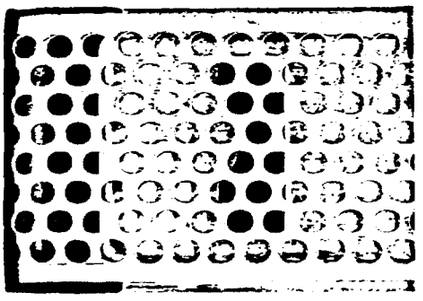
6955 06/05 0101 03CHECK 3561.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10965 PG 161

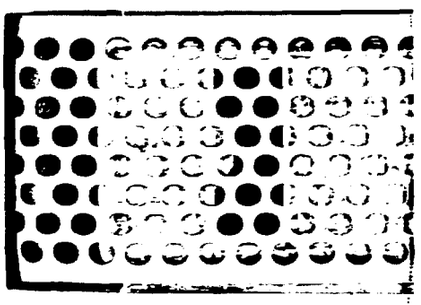
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 960000.00
CON TX 3552.00
PRFEE 1.00
WDEED 8.00
TOTAL 3561.00
CHECK 3561.00

06/05/98 01 13:38 0001 6955

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



046992
IDENTIF. ↑ REFERENCE

98 JUN -5 PM 1:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302854