Box 36

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THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

Instr:20000425004083I Page: 1 OF 3
REC'D FOR REC 04/25/2000 11:33:13AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $3145.00

Name and Address of New Owner: **BP & V GROUP, A Tennessee General Partnership** **d/b/a Liberty Inn** **2400 Brick Church Pike** **Nashville, TN 37207**	
Send Tax Bills to: **SAME**	
Property Address: 2400 Brick Church Pike Nashville, TN 37207	**Map and Parcel Numbers:** **71-02-076.00** **71-02-089.00** **71-02-077.00** **71-02-201.00** **71-02-078.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHT HUNDRED FIFTY THOUSAND AND NO/100 ($850,000.00) DOLLARS, the receipt and adequacy of which are hereby acknowledged,** Shantilal Bhikhabhai Patel and wife, Savitaben Shantilal Patel **(jointly as to 50%)**; Atulkumar Shantilal Patel, now Sola **(as to 25%),** and Sanjiv Kumar Shantilal Patel, now Sola **(as to 25%) (hereinafter called the Grantors),** have bargained and sold and by these presents do transfer and convey unto **BP&V GROUP,** a Tennessee general partnership, a certain parcel or tract of land described as:

SEE EXHIBIT "A" ATTACHED.

The conveyance of the above-described parcel of land is subject to the following:

1. Taxes AND assessments for the year 2000 and subsequent years;

2. Matters shown on plan of record in Book 57, page 125, Register's Office for Davidson County, TN; and

3. Permanent and temporary easements granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10319, page 833, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its heirs, successors and assigns, forever.

And the Grantors covenant with the Grantee, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantors further covenant and bind themselves, their successors and representatives to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantors.

IN WITNESS WHEREOF, the Grantors have caused their names to be signed hereto on this the 20th day of April, 2000.

GRANTORS:

Shantilal Bhikhabhai Patel,
Shantilal Bhikhabhai Patel

and wife,

Savitaben Shantilal Patel
Savitaben Shantilal Patel (jointly as to 50%);

Atulkumar Shantilal Patel, Sola
Atulkumar Shantilal Patel, now Sola (as to 25%),

Sanjiv Kumar Shantilal Patel, Sola
Sanjiv Kumar Shantilal Patel, now Sola (as to 25%)

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

Abraham Markey
Affiant

Notary Public

My commission expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Shantilal Bhikhabhai Patel and wife, Savitaben Shantilal Patel, Atulkumar Shantilal Patel, now Sola, and Sanjiv Kumar Shantilal Patel, now Sola,** to me known, (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged the execution as their free act and deed.

WITNESS my hand and official seal of office at Nashville, Tennessee, this 20th day of April, 2000.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

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EXHIBIT A

TRACT NO. 1: Being the northerly part of Lot No. 11, all of Lot No. 12 and the southerly 25 feet of Lot No. 13 on the Map of E. C. Scruggs' Subdivision of Lots Nos. 2 and 3 of the W.E. Jones Tract called Avondale Plan of record in Book 57, Page 125, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 11, all of Lot No. 12 and part of Lot No. 13 front 123 feet, more or less, on the easterly side of Hampton Street and run back between parallel lines 140 feet to an alley.

TRACT NO. 2: Being part of Lot No. 1 in Scruggs' Avondale Plan, as of record in book 57, Page 125, said Register's Office.

Said part of Lot No. 1 fronts 59 feet on the westerly side of the Brick Church Pike and runs back on the south line, with the north line of Stratford Avenue, and on the north side, with the line of Lot No. 2, 140 feet to an alley, and fronts on said alley 46.7 feet, more or less.

TRACT NO. 3: Being Lot No. 14 and the north 25 feet of Lot No. 13 on the Map of E. C. Scruggs' Subdivision, of record in Book 57, Page 125, Register's Office for said County.

Said lot and part of said lot adjoin and front together 75 feet on the easterly side of Hampton Street and run back between parallel lines 140 feet to an alley.

TRACT NO. 4: Being Lot No. 2 on the Plan of E.C. Scruggs' Avondale Subdivision, as of record in Book 57, Page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the westerly side of Brick Church Pike and runs back between parallel lines, 140 feet to an alley indicated on Metro Tax Map 71-2, parcel 89.

The above described tracts being the same property conveyed to George W. Hussey, William K. Jones, and Donald K. Holman, as tenants in common, by quitclaim deed of record in Book 6756, Page 170, Register's Office for Davidson County, Tennessee.

TRACT NO. 5: Being Lot No. 15 on the Map of E.C. Scruggs Avondale Plan, as of record in Book 57, Page 125 Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the easterly side of Hampton Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Snantilal Bhikhabhai Patel and wife, Savitaben Shantilal Patel and Kantilal Bhikhabhai Patel and wife, Ramilabel Kantilal Patel, by deed from George W. Hussey, William K. Jones and Donal K. Holman, individually, and as all of the partners of Hallmark Investment Company, a Tennessee partnership, of record in Book 8461, page 39, Register's Office for Davidson County, Tennessee.