PICK-UP

→ 1,900,000.00

THIS INSTRUMENT PREPARED BY:

WILLIAM TIMOTHY HILL
1230 AMSOUTH CENTER
315 DEADERICK STREET
NASHVILLE, TENNESSEE 37238-1230
(615) 256-1577

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00.

Affiant

Subscribed and sworn to before me, this the 15 day of MAY, 2001.

Notary Public

My Commission Expires: My Commission Expires JULY 24, 2004

WILLIAM TIMOTHY HILL NOTARY PUBLIC DAVIDSON COUNTY TENN

Davidson County DEEDWARR
Recvd: 05/17/01 10:20 4pgs
Fees:19.00 Taxes:7030.00

20010517-0051083

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
C.M. Patel and V.M. Patel 1001 Bell Road Nashville, Tennessee	Same	163-186

FOR AND IN CONSIDERATION of the sum of One Million Nine Hundred Thousand ($1,900,000.00) Dollars cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **PROFESSIONAL REAL ESTATE DEVELOPERS, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHANDUBHAI M. PATEL and VINODBHAI M. PATEL**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto

This is improved property known as 1001 Bell Road, Nashville, Tennessee 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their successors and assigns, forever. The undersigned does covenant with said Grantees that it is lawfully seized and possessed os said land in fee simple, has a good right to convey it, and the same is unencumbered except as set out on Exhibit "B" attached hereto. The undersigned does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof the undersigned has executed this instrument this 15th day of May, 2001.

PROFESSIONAL REAL ESTATE
DEVELOPERS, LLC

By _____
Raman Dayal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Raman 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 the president of Professional Real Estate Developers, LLC, the within named bargainor, a limited liability corporation, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal this 15th day of MAY, 2001, at Nashville, Tennessee.

WILLIAM TIMOTHY HILL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2004

_____
Notary Public

My Commission Expires: _____

EXHIBIT "A"

PROPERTY DESCRIPTION

TRACT NO. 1

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Bellwood Acres, of record in Book 4460, page 195, Register's Office for Davidson County, Tennessee, and described according to a survey dated September 29, 1997, prepared by J. Bruce Rainey, RLS No. 823, Land Development Consultants, 116 Maple Row Blvd., Hendersonville, TN 37075, as follows:

Beginning at an iron pin on the southerly boundary of the Seaboard Systems Railroad property, and being the northwest corner of Lot No. 1 on the plan of Bellwood Acres, and also being the northeast corner of the property described herein; thence leaving the said southerly boundary of the Seaboard Systems Railroad property and with the westerly line of the said Lot No. 1, also being the Bobby Lawson property as of record in Book 7328, page 291, said Register's Office, South 31 deg. 59 min. 20 sec. West 192.63 feet to an iron pin in the northerly right of way of I-24; thence along the said right of way North 62 deg. 09 min. 54 sec. West 359.99 feet to an iron pin; thence North 54 deg. 28 min. 42 sec. West 310.15 feet to an iron pin; thence leaving the right of way of I-24, and along the easterly boundary of the Bobby Lawson property of record in Book 8011, page 117, said Register's Office, North 31 deg. 54 min. 02 sec. East 148.30 feet to an iron pin; thence North 32 deg. 02 min. 25 sec. East 50.05 feet to an iron pin in the southerly boundary of the Seaboard Systems Railroad property; thence along the said southerly boundary South 58 deg. 07 min. 04 sec. East 668.79 feet to the point of beginning.

TRACT NO. 2

An access and utility easement for the benefit of Tract No. 1 over and across Lot No. 1 of Bellwood Acres, as shown on the plan of Bellwood Acres of record in Book 4460, page 195, Register's Office for Davidson County, Tennessee, described according to a survey dated September 29, 1997, prepared by J. Bruce Rainey, RLS No. 823, Land Development Consultants, 116 Maple Row Blvd., Hendersonville, TN 37075, as follows:

Beginning at a point North 32 deg. 00 min. East from the southeasternmost corner of Tract No. 1 described above; thence North 32 deg. 00 min. East 25.0 feet to a point; thence South 58 deg. 00 min. East 86.94 feet to a point; thence South 73 Deg. 58 min. East 227.43 feet to a point; thence North 84 deg. 37 min. East 123.48 feet to a point; thence South 58 deg. 00 min. East 107.30 feet to a point in the westerly margin of Bell Road; thence with the said margin South 45 deg. 39 min. West 24.00 feet to a point; thence leaving the said margin, North 58 deg. 00 min. West 83.50 feet to a point; thence along a curve to the left with a radius of 22 feet a distance of 14.35 feet to a point; thence South 84 deg. 37 min. West 109.43 feet to a point; thence along a curve to the right with a radius of 30 feet a distance of 11.21 feet to a point; thence North 73 deg. 58 min. West 230.00 feet to a point; thence North 58 deg. 00 min. West 90.45 feet to the point of beginning.

Being the same property conveyed to Professional Real Estate Developers, LLC by deed from Professional Real Estate Developers, Inc., of record in Book 11059, page 816, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2001 and subsequent years. Davidson County taxes for 2001, a lien, but not yet due and payable.

2. Restrictive Covenants contained in instrument of record in Book 4677, page 234, siad Register's Office.

3. Matters shown on the Plan of record in Plat Book 4460, page(s) 195, said Register's Office.

4. Easement for sewers of record in Book 5167, page 273, Book 8206, page 872, and Book 5142, page 480, said Register's Office.

5. Access Utility Easement of record in Book 4460, page 195, said Register's Office.

6. Ramada Franchise License Agreement of record at Instrument No. 199912100301798, said Register's Office.