Davidson County DEEDWARR
Recvd: 08/15/02 14:24 5pgs
Fees:28.00 Taxes:4484.69
20020815-0099038

This Instrument Was Prepared By:
Baker, Campbell & Parsons
Attorneys At Law
303 Church Street, Suite 300
Nashville, Tennessee 37201-1786

Address New Owner And Send Tax Bills To:

Maverick Management, LLC
Attn: Miten Patel
829 Battlefield Drive
Nashville, TN 37204

Map/Parcel Number:

60-4-100

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **SHREEJI GENERAL PARTNERSHIP**, a Tennessee general partnership (hereinafter referred to as the "Grantor" or "it"), has bargained and sold, and by these presents does transfer and convey unto **MAVERICK MANAGEMENT, LLC,** a Tennessee limited liability company (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in the Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefitting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that it is lawfully seized and possessed of the Property; that it has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 9th day of August, 2002.

SHREEJI GENERAL PARTNERSHIP
a Tennessee general partnership

By: Chandrakant Patel

Name: Chandrakant Patel

Title: Managing Partner

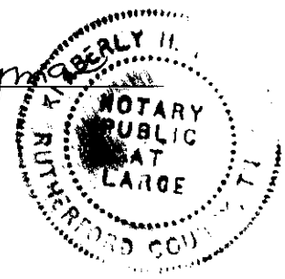
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,212,077.73.

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2002.

Notary Public



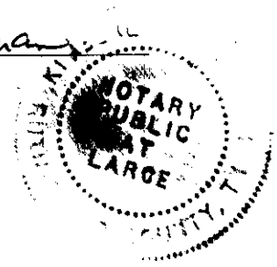
My Commission Expires: 2-20-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Chandrakant Patel, 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 managing partner of Shreeji General Partnership, the within named bargainor, a Tennessee general partnership, and that he, as managing partner of the general partnership, being authorized so to do, executed the foregoing instrument for the purposes contained herein by signing the name of the general partnership by himself as such managing partner.

WITNESS my hand and seal, this 9th day of August, 2002.

Notary Public



My Commission Expires: 2-20-05

\\Ken\c\WPDAT-KLCKKH\PRO\OR-Dickerson Road Property\Deed V2 wpd

Exhibit A

Property Description

Being Tract A-1 and an unnumbered tract lying south of the same as shown on the Map of Tamble Subdivision, as of record in Book 974, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot A-1 and said unnumbered tract adjoin and front together 443.5 feet on the westerly side of U.S. Highway No. 41 and run back between parallel lines 600 feet along the south margin of Homestead Road, as widened, and located by instrument recorded in Book 1341, Page 346, to the east line of Lot No. C-1 on which they measure 445.8 feet, more or less.

Described herein but expressly excluded herefrom is the following described tract of land conveyed to J.G. Hailey, Sr., by deed of record in Book 1974, Page 552, Register's Office for Davidson County, Tennessee.

Being part of said Tract A-1 as said unnumbered tract lying south of same, which tract measures 164 feet on the westerly side of U.S. Highway No. 41 and runs back 300 feet on the northerly line along Homestead Road and 300 feet on the southerly line to a dead line in the rear on which it measures 164 feet.

And also described herein but expressly excluded herefrom are two parcels of land conveyed to Arby's, Inc., by deed of record in Book 6507, Page 460, Register's Office for Davidson County, Tennessee, which together front 150 feet on the westerly side of Dickerson Road and run back between parallel lines 220 feet, the southerly line being an extension of the southerly line of the property herein conveyed.

Being the same property conveyed to Shreeji General Partnership by deed from Ratilal D. Patel and wife, Indira R. Patel, of record in Book 9954, Page 951, Register's Office for Davidson County, Tennessee.

This is improved property known as 3200 Dickerson Road, Nashville, Tennessee 37207.

Exhibit B

Exceptions

1. Deed of trust executed by Shreeji General Partnership, a Tennessee general partnership a/k/a Shreeji General Partners, a Tennessee general partnership d/b/a Sleep Inn, to David Velander, Trustee, dated April 12, 1996, of record in Book 10020, Page 378, Register's Office for Davidson County, Tennessee, to secure to PMC Commercial Trust an indebtedness in the amount of $1,325,000.00 and any other sums which may be and become payable under the terms thereof, including, but not limited to, principal, interest and service fee. (See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debt secured thereby.)

2. Assignment of leases and rents of record in Book 10020, Page 388, Register's Office for Davidson County, Tennessee.

3. Financing statement of record in Book 10020, Page 399, Register's Office for Davidson County, Tennessee, as amended by statement of record as Instrument Number 2001308-0021948 and by statement of record as Instrument Number 2001308-0021949, Register's Office for Davidson County, Tennessee.

4. Financing statement filed April 18, 1996, reference number E0035798, Register's Office for Davidson County, Tennessee, as amended by statement of record as Instrument Number 2001308-0021950 and by statement of record as Instrument Number 2001308-0021951, Register's Office for Davidson County, Tennessee.

5. Financing statement filed April 22, 1996, in the office of the Tennessee Secretary of State, reference number 961-010988.

6. All matters shown on plat of record in Plat Book 7900, Page 187, Register's Office for Davidson County, Tennessee.