(1)

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of June, 2003 by and between AMBA INC., a Tennessee corporation, hereinafter called Grantor, and GENESIS HOSPITALITY, INC., a Tennessee corporation, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, AMBA INC., a Tennessee corporation, hereinafter referred to as Grantor, does hereby bargain, sell, transfer and convey unto GENESIS HOSPITALITY, INC., a Tennessee corporation, hereinafter referred to as Grantee, its successors and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which Exhibit is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 809 AND 807 WREN ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantor does covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "C".

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the duly authorized officer of Grantor on the day and year first above written.

AMBA INC.
a Tennessee Corporation

by: Harsad V Patel

HARSAD V. PATEL, PRESIDENT
Signature of Seller

Davidson County DEEDWARR
Recvd: 06/17/03 13:56 4pgs
Fees:23.00 Taxes:6660.00

20030617-0083382

CORPORATION
STATE OF Tennessee,)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **HARSAD V. 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 **PRESIDENT of AMBA INC., A TENNESSEE CORPORATION, the within named bargainor, a Tennessee corporation, and that he as such PRESIDENT**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **PRESIDENT.**

Witness my hand, at office, in Madison, Davidson County, TN, this 11th, day of June, 2003.

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

GENESIS HOSPITALITY, INC.
809 AND 807 WREN ROAD
GOODLETTSVILLE, TN 37072

Property Address:

809 AND 807 WREN ROAD
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 26-13, PAR 32 & P/O PAR 31 & 73

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **1800000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **June, 2003.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in the 10th Councilmanic District of Davidson County, Tennessee, being a portion of Lots 2 and 3 and all of Lot 4 on the Plan of Echo Meadows as of record in Plat Book 2331, Page 64, Register's Office for Davidson County, Tennessee, according to a survey by Rocky L. Montoya, Registered Land Surveyor License No. 697, dated May 8, 2003 being more particularly described as follows:

Beginning at an iron rod located in the north right-of-way of Wren Road, said rod being the southeast corner of Lot 5 Echo Meadows and is the southwest corner of this described tract, thence leaving the right-of-way of said road along the line of Lot 5 North 22 deg. 39' 52" West, 286.50 feet to an iron rod, said rod being the northeast corner of Lot 5 and in the line of 84 Lumber Co. as of record in Deed Book 4399, Page 535, Register's Office for said County; thence along the line of 84 Lumber Co. North 63 deg. 26' 02" East, 223.39 feet to an iron rod in the west right-of-way of Meadow Lark Lane; thence along the right-of-way of said lane with a curve to the right having a central angle of 38 deg. 13' 08", a radius of 262.06 feet, a tangent of 90.79 feet, an arc length of 174.80 feet, a chord of South 9 deg. 40' 09" East, 171.58 feet to an iron rod; thence along the said right-of-way, South 9 deg. 26' 25" West, 81.90 feet to an iron rod; thence with a curve to the left having a central angle of 4 deg. 02' 26", a radius of 622.92 feet, a tangent of 21.97 feet, an arc length of 43.93 feet, a chord of South 7 deg. 25' 12" West, 43.92 feet to an iron rod; thence with a curve to the right having a central angle of 61 deg. 25' 57", a radius of 50.00 feet, a tangent of 29.71 feet, an arc length of 53.61 feet, a chord of South 36 deg. 06' 58" West, 51.08 feet to an iron rod, said rod being in the north right-of-way of Wren Road; thence along the right-of-way of said road South 66 deg. 49' 56" West, 75.07 feet to the point of beginning and containing 53,032.22 square feet or 1.218 acres more or less.

Being the same property conveyed to AMBA INC., A TENNESSEE CORPORATION, by Deed from THIRD NATIONAL BANK IN NASHVILLE, of record in BOOK 8619, PAGE 255, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. AS TO MAP 26-13, PARCEL 32, All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable, County and City.

2. AS TO MAP 26-13, PARCEL 31, All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable, County and City.

3. AS TO MAP 26-13, PARCEL 73, All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable, County and City.

4. All matters as set forth on the Plan of Echo Meadows, of record in Plat Book 2331, Page 64, said Register's Office.

5. Tax Parcel 73 of Map 26-13 is an unimproved parcel and is subject to T.V.A. transmission line easment of record in Book 6184, page 310, said Register's Office.

6. All matters as set forth on the survey of Rocky L. Montoya, Tennessee RLS No. 697, date May 8, 2003.