WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/03 16:07 2pgs
Fees:13.00 Taxes:2682.50

20030717-0100778

STATE OF TENNESSEE)
COUNTY OF : Davidson)
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $725,000.00

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 14th DAY OF JULY, 2003

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN. 29, 2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2403 Brick Church Pike, LLC 2403 Brick Church Pike Nashville, Tennessee 37207-4405	Same	71-2-145

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUALBE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAI PRABHU, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2403 BRICK CHURCH PIKE, LLC**, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a new iron pin, in the easterly 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 the 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 the same property conveyed to **Jai Prabhu, LLC** by Deed from Bimal A. Patel and wife, Mayaben M. Patel of record I Book 10965, page 159, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, covenants and conditions of record, including matters shown on record plat.

This conveyance is subject to any and all existing taxes owed but not due and payable.

This is ☑ improved ☐ unimproved property, known as **2403 Brick Church Pike, Nashville** Tennessee **37207-4405**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do convenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is

unencumbered, unless otherwise herein set out; and we do further covenant and bid ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.
WITNESS my/our hand(s) this 19th day of June, 2003.

as of

JAI PRABHU, LLC,
a Tennessee limited liability company
d/b/a Best Value Inn — Nashville

By: _____
Print Name: RAJESHKUMAR AMRAT VANMALI
Title: CEO

STATE OF TENNESSEE)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for said State and County Rajeshkumar Amrat Vanmali, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Chief Executive Officer of JAI Prabhu, LLC, a Tennessee limited liability company d/b/a Best Value Inn-Nashville, the within named bargainor, and that he as such Chief Executive Officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such Chief Executive Officer.

WITNESS my hand and Official seal this 14th day of July, 2003.

_____
Notary Public

My Commission Expires: My Commission Expires JAN. 29, 2005

NOTARY PUBLIC AT LARGE

RETURN TO:
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219