This Instrument was prepared by: Jack F. Stringham II, Esq
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Nashville, Tennessee 37219-1778

Davidson County DEEDWARR
Recvd: 10/29/03 15:31 3pgs
Fees:18.00 Taxes:11756.75
20031029-0159425

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
Shastri & Associates, LLC c/o Axar Management 2406 Roberts Avenue Lumberton, NC 28358	Tara of Nashville, LLC 9716 Common East Drive Suite H Charlotte, NC 28277	Map 108-1 Parcel 62

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tara of Nashville, LLC**, ("the "Grantor"), a Tennessee limited liability company, has bargained and sold, and by these presents transfers and conveys unto Shastri & Associates, LLC, a South Carolina limited liability company (the "Grantee"), Grantee's successors, and assigns, a forty one percent (41%) undivided interest as tenant-in-common in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in Nashville, Davidson County, Tennessee, being Lot 1, Final Plat of the Resubdivision of Lot One, Donelson Pike Commercial Subdivision of record in Book 7900, page 817, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tara of Nashville, a Tennessee limited liability company from Hotel South, LLC, a Tennessee limited liability company by Warranty Deed dated June 3, 2003 of record in Instrument No. 200306030075602, Register's Office for Davidson County, Tennessee.

This is improved property, known as 583 Donelson Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors, and assigns forever. Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the exceptions listed in Schedule A, and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, except for the aforementioned exceptions.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this 29th day of October, 2003.

Tara of Nashville, LLC

By: Yogendra H. Patel
[redacted] Manager
Yogendra H. Patel

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned authority, a Notary Public, in and for said county and state, personally appeared Yogendra H. 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 [redacted] Manager of **Tara of Nashville, LLC**, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal this the 24th day of October, 2003.

Notary Public

My Commission Expires:

Hugo A. Pearce, III
Notary Public, Mecklenburg County, NC
My Commission Expires Nov. 14, 2003

STATE OF North Carolina)
)
COUNTY OF Durham)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $3,177,500.00.

Affiant

Subscribed and sworn to before me,
this the 22nd day of October, 2003.

Notary Public

J. ALAN CAMPBELL
NOTARY
PUBLIC
DURHAM COUNTY, N. C.

My Commission Expires:

7/15/08

Schedule A

1. Taxes for the year 2003, a lien, not yet due and payable. (Map & Parcel # 108-1-62 – 2002)

2. All matters as shown on Plat of Donelson Pike Commercial Subdivision of record in Plat Book 7900, page 817, Register's Office for Davidson County, Tennessee.

3. Deed of Trust from Tara of Nashville, LLC, a Tennessee limited liability company to R. Claybourne Petrey, Jr., Trustee, dated June 3, 2003 and recorded June 3, 2003 in Instrument No. 20030603-0075603, Register's Office for Davidson County, Tennessee, securing First Bank for $6,562,500.00.

4. UCC Financing Statement by and between Tara of Nashville, LLC, a Tennessee limited liability company and First Bank of record in Instrument No. 20030603-0075604, Register's Office for Davidson County, Tennessee.

5. Restrictive covenants of record in Book 4339, page 881, Register's Office for Davidson County, Tennessee.

6. Covenant as contained in Warranty Deed of record in Book 4436, page 930, Register's Office for Davidson County, Tennessee.

7. Memorandum of Agreement by and between Hotel South, LLC, a Tennessee limited liability company and Nextel South Corp., a Georgia corporation of record in Instrument No. 20001208-0121216, Register's Office for Davidson County, Tennessee.

8. Lack of access to and from a controlled access highway, I-40.

9. Restrictions of record in Book 9382, page 21, Register's Office for Davidson County, Tennessee.