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This instrument prepared by
and after recording return to:
Lassiter, Tidwell & Hildebrand, PLLC
1850 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 10/04/04 15:56 4pgs
Fees:23.00 Taxes:1248.75
20041004-0119384

Send Tax Bills to New Owner at:
David R. Smith, Trustee of the
David R. Smith Revocable Living Trust
dated September 20, 2004
115 Chuzzlewit Down
Brentwood, TN 37027

Map & Parcel Number
106 01 0 063.00

GENERAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **RAMA CORPORATION** (hereinafter the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **DAVID R. SMITH, TRUSTEE OF THE DAVID R. SMITH REVOCABLE LIVING TRUST DATED SEPTEMBER 20, 2004** (hereinafter the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents GRANTS, SELLS AND CONVEYS, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This is improved property commonly known as: 436 Murfreesboro Pike, Nashville, Tennessee. This conveyance is subject to: (i) all easements and restrictions of record; (ii) the lien for property taxes that are not delinquent; (iii) any matters shown on any applicable plat, if any; (iv) matters shown on the Plan of record in Book 9700, page(s) 479, of the Register's Office of Davidson County, Tennessee; (v) the terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from RAMA Corporation, d/b/a Travelers Motor Inn, a Tennessee Corporation, to Goodview Outdoor of Tennessee, LLC, a Tennessee limited liability company, dated May 9, 2001, a memorandum of which is of record as Instrument No. 20010725-0078894, said Register's

Office for Davidson County, Tennessee; (vi) the terms, conditions and provisions of the Lease dated April 15, 1983 as modified and amended by an Addendum in September, 1985, as disclosed by the Assignment and Modification of Lease of record in Book 10701, page 375, said Register's Office for Davidson County, Tennessee; and (vii) the terms, conditions and provisions of the Assignment and Modification of Lease dated November 25, 1997 by and between Rama Corp., Lessor, C. Wayne McClure and Helen McClure, Lessees, and Guadalupe Jaramillo and Sharon Jaramillo, New Lessees of record in Book 10701, page 376, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 1st day of October, 2004.

RAMA CORPORATION

BY: _____

ITS: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lallubhai Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the President of RAMA CORPORATION, the within named bargainor, a corporation, and that such President or Officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and seal, at office in Nashville, Tennessee, this ___ day of October, 2004.

PERRY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Notary Public

My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $337,500.00.

Affiant

Sworn to and subscribed before me this
1st day of October, 2004.

Elizabeth Ryder Sykes

Notary Public
My Commission Expires: 11/24/07

ELIZABETH RYDER SYKES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT A

PROPERTY DESCRIPTION

Being Lot No. 1 on the plan of North Rama Subdivision, as of record in Book 9700, page 479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to RAMA CORPORATION, A TENNESSEE CORPORATION, by deed of record in Book 8361, page 703, said Register's Office.