28B

Davidson County DEEDWARR
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Fees:23.00 Taxes:3792.50
20050225-0021160

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

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of February, 2005, by and between DAVANG V. PATEL, A MARRIED MAN, and HARSAD V. PATEL, A MARRIED MAN, hereinafter called Grantors, and SHREE DUTT LLC, A TENNESSEE LIMITED LIABILITY CO., 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 are hereby acknowledged, DAVANG V. PATEL, A MARRIED MAN, and HARSAD V. PATEL, A MARRIED MAN, as Grantors, do hereby bargain, sell, transfer and convey unto SHREE DUTT LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 1902 DICKERSON PIKE, NASHVILLE, TN 37207.

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

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

SMITA D. PATEL , wife of DAVANG V. PATEL, the Grantor herein, and ~~SHAKUNTALA PATEL~~ , wife of HARSAD V. PATEL, the Grantor herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantor on the day and year first above written.

Harsad V Patel
HARSAD V. PATEL
Signature of Seller

Shakuntala Patel
SHAKUNTALA PATEL
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HARSAD V. PATEL and HIS WIFE SPOUSE, SHAKUNTALA PATEL,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of February, 2005.

Notary Public

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

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

SHREE DUTT LLC, A TENNESSEE LIMITED LIABILITY CO.

1902 DICKERSON PIKE
NASHVILLE, TN 37207

Property Address:

1902 DICKERSON PIKE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 71-07, PARCEL 85.00

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 **$1025000** 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 18 day of **February, 2005.**

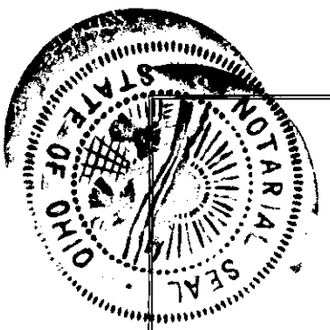
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/26/06

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7553



DAVANG V. PATEL
Signature of Seller

SMITA D. PATEL
Signature of Seller Spouse

INDIVIDUAL
STATE OF OHIO)
COUNTY OF STARK)

Personally appeared before me, a Notary Public of said County and State, DAVANG V. PATEL, JOINED BY HIS WIFE, SMITA D. PATEL, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of February, 2005.

Notary Public

My Commission Expires: May 4, 2009

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Plan of Section Two, Trinity Commercial Subdivision, of record in Plat Book 9700, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being a portion of the same property conveyed to DAVANG V. PATEL, A MARRIED MAN, and HARSAD V. PATEL, A MARRIED MAN, by Warranty Deed from GEORGE W. HUSSEY & DONALD K. HOLMAN, nominees of and the sole general partners of Holman & Hussey Motels, a Tennessee general partnership, of record in Book 8558, page 538, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 71-07, PARCEL 85.00). 2004 real property taxes are PAID in the amount of 7108.16.

2. All matters as set forth on the Plan of Section Two, Trinity Commercial Subdivision, of record in Plat Book 9700, page 129, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Title to any portion of said land embraced within the bounds of Dickerson Pike.