This Instrument Was Prepared By:
Mark A. Williams, Esq.
FISHER & WILLIAMS, PLC
Court Square Building
121 North Irwin Street
Manchester, Tennessee 37355

Tax Parcel ID# 071/02-0-202.00

Owner & Tax Liability:
MSS Hotels, LLC
2314 Hillsboro Boulevard
Manchester, Tennessee 37355

Davidson County DEEDWARR
Recvd: 04/28/06 15:12 3 pgs
Fees:18.00 Taxes:4995.00
20060428-0049104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, **DIPAK LACHMANDAS and HARSHA LACHMANDAS** have bargained and sold, and by these presents do transfer and convey unto **MSS HOTELS, LLC**, a Tennessee limited liability company, its successors and assigns, a certain tract or parcel of land located in the Davidson County, State of Tennessee, bounded and described as follows:

> A tract of land in the 1st Civil District of Metropolitan Nashville, Davidson County, Tennessee, being all of Lot 2 on the Final Plat for Lachmandas Property Brick Church Pike on Plat as recorded as Instrument # 200006010054286 in the Register's Office for Davidson County, Tennessee, and being more fully described according to a survey of Mike Burns, TN RLS No. 1053, Burns & Associates, Inc., dated February 16, 2000 (Job No. 99063) and being more particularly described as follows:
>
> Beginning at an iron pin set in the southern margin of Avondale, said pin being the northeast corner of the herein described property and the northwest corner of Taylor (DB 10084, page 718); thence with Taylor's west line, South 14 deg. 09 min. 00 East 218.15 feet to a point for corner, said point being the southwest corner of Taylor; thence with Taylor's south line, North 75 deg. 47 min. 00 sec. East 110.59 feet to an existing iron pin on the west right of way line of Brick Church Pike; thence with the west right of way line of Brick Church Pike South 06 deg. 45 min. 00 sec. West 133.25 feet to an iron pin set, said pin being the southeast corner of the property herein conveyed and the northeast corner of Lot 1 shown on said plat; thence along the north line of the said Lot 1 South 86 deg. 27 min. 06 sec. West 218.95 feet to an iron pin set in the east margin of Hampton Street, said pin being the northwest

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corner of the said Lot 1 and the southwest corner of the tract herein described; thence with the east margin of Hampton Street North 14 deg. 09 min. 00 sec. West 285.77 feet to an iron pin; thence with a 25 foot radius curve to the right an arc distance of 40.97 feet to the point of beginning, said curve having a chord bearing and distance of North 32 deg. 47 min. 42 sec. East 36.535 feet. The above described tract containing 1.359 acres, more or less.

Being a portion of the same property conveyed to Dipak Lachmandas and wife, Harsha Lachmandas by Deed of record in Book 10730, page 486, Register's Office for Davidson County, Tennessee. See also Ordinance closing, vacating and abandoning certain alleys enacted by the Metropolitan Government as Council Bill 63-168.

This conveyance is made subject to all matters shown on Plat recorded in Book 4460, page 168, and Instrument No. 200006010064286, in the Register's Office for Davidson County, Tennessee. Further subject to easement(s) to Metropolitan Government in the closing of an alley in Council Bill No. 63-168. Further subject to easement(s) to State of Tennessee, as set forth in Instrument recorded in Book 10404, page 469, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **MSS HOTELS, LLC**, its successors and assigns, forever.

AND WE DO COVENANT with the said **MSS HOTELS, LLC**, 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.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs, successors and assigns, to warrant and forever defend the title of said land to the said **MSS HOTELS, LLC**, its successors and assigns, against the lawful claims of all persons whomsoever.

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WITNESS OUR HANDS, this the 28th day of April, 2006.

DIPAK LACHMANDAS

HARSHA LACHMANDAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public, DIPAK LACHMANDAS and HARSHA LACHMANDAS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2006.

MARK A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: Dec 8, 2008

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 28th day of April, 2006.

Notary Public

My Comm. Exp.: Dec 8, 2008

MARK A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

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