THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 25457** **File Box 9B - GEM**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,444,000.00. Affiant Subscribed and sworn to before me, this 10th day of August, 2006. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

LIMITED WARRANTY DEED

Address New Owner: Anilkumar Patel and wife, Jyotiben Patel 210 Aldeburgh Circle Sacramento, CA 95834	Send Tax Bills to: New Owners	Tax Information: Map and Parcel No.: 09208030200

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SREP, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANILKUMAR PATEL and wife, JYOTIBEN PATEL, Husband and Wife as Community Property ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 1501 Charlotte Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and their heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/10/06 10:42 3 pgs
Fees:18.00 Taxes:5342.80
20060810-0098535

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s), on this 10th day of August, 2006.

SREP, LLC, a Tennessee limited liability company

By: E. Rhett Smith, Chief Mgr.
E. Rhett Smith, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named E. Rhett Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of SREP, LLC, a Tennessee limited liability company, the maker or its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of August, 2006.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Exhibit "A"
Legal Description

Land in the Nineteenth Councilmanic District of Davidson County, Tennessee, being described according to a survey prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job Number 98-097/5890, and being more particularly described as follows:

Beginning at an iron pin (new) in the easterly right-of-way margin of McMillin Avenue, a 40' public right-of-way; said pin being at the intersection of the easterly right-of-way margin of said McMillin Avenue with the northerly margin of Alley #372, a 12-foot alley; thence, with the easterly right-of-way margin of said McMillin Avenue, North 44 deg. 01 min. 30 sec, West, a distance of 171.77 feet to an iron pin (new); thence, North 04 deg. 40min. 59 sec. East, a distance of 5.57 feet to an iron pin (new) in the southerly right-of-way margin of Charlotte Avenue, a 92 foot public right-of-way; thence, with the southerly right-of-way margin of said Charlotte Avenue, along a curve to the left having a radius of 5,135.39 feet, a central angle of 02 deg. 23 min. 10 sec, for an arc distance of 213.87 feet to an iron pin (new) in the westerly right-of-way margin of 15th Avenue North, a 50' public right-of-way, said curve has a chord bearing and distance of North 59 deg. 37 min. 00 sec. East, 213.85 feet; thence, with the westerly right-of-way margin of said 15th Avenue North, South 44 deg. 01 min. 30 sec. East, a distance of 125.00 feet to an iron pin (new) in the northerly margin of said Alley #372; thence, with the northerly margin of said Alley #372, South 45 deg. 58 min. 30 sec. West, a distance of 212.00 feet to the Point of Beginning and containing 31,786 square feet or .730 acres, more or less as calculated by the above courses and distances which were determined within the precision requirements of an ALTA/ACSM "Urban" Land Title Survey of 1997.

Being the same property conveyed to SREP, LLC, a Tennessee limited liability company by Special Warranty Deed from Burger King Corporation, a Florida Corporation dated 08/09/2005 of record in Instrument No. 20050810-0094751, Register's Office for Davidson County, Tennessee.

Permitted Encumbrances

1. State and County taxes for the year 2006.

2. Memorandum of Land and Building Lease of record in Instrument No. 20050810-0094754, Register's Office for Davidson County, Tennessee.