THIS INSTRUMENT PREPARED BY: WILLIAM TIMOTHY HILL SUN TRUST BANK BUILDING 201 4TH AVENUE NORTH, SUITE 1800 NASHVILLE, TN 37219	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00. Affiant SUBSCRIBED AND SWORN to before me this 25 day of August, 2006. Notary Public My Commission Expires: My Commission Expires SEPT. 20, 2008

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Pinnacle Hospitality Partners, LLC, et al 4410 Franklin Road Nashville, TN 37204	SAME	062-00-0-164.00 062-00-0-107.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, **PROFESSIONAL REAL ESTATE DEVELOPERS, LLC,** by these presents do hereby sell and convey unto **PINNACLE HOSPITALITY PARTNERS, LLC, and JAYANTI GOVINDJI,** their heirs, successors and/or assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See attached Exhibit "A"

This conveyance is subject to the following: **See attached Exhibit "B"**

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, its heirs and assigns forever and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except as set forth above, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whosoever, whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all genders.

WITNESS our hands this 25th day of August, 2006.

Davidson County DEEDWARR
Recvd: 08/28/06 15:14 3 pgs
Fees:18.00 Taxes:4440.00
20060828-0106273

PROFESSIONAL REAL ESTATE DEVELOPERS, LLC

By: _____

Title: MANAGER

STATE OF)
COUNTY OF)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Ramesh Dayal, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the manager of Professional Real Estate Developers, LLC, and that he/she as such officer being duly authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such officer.

Witness my hand and official seal this 25 day of August, 2006, at Nashville, Tennessee.

Notary Public: _____

My Commission Expires: My Commission Expires SEPT. 20, 2008

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the Plan of Resubdivision of Lots 1 & 3, Rudys Farm of record in Book 7900, Page 54, as corrected by a Surveyor's Certificate of Correction of record in Book 8289, Page 312, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Professional Real Estate Developers, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Professional Real Estate Developers, Inc., a Tennessee corporation, of record in Book 11059, Page 818, Register's Office for Davidson County, Tennessee.

This is improved property known as 230 Rudy Circle, Nashville, TN 37214.

Tract II:

Land in Davidson County, Tennessee, being a 4/5 undivided interest in Lot 4, Plan of Rudy's Farm, of record in Book 7900, page 35, as corrected by a Surveyor's Certificate of Correction of record in Book 8289, Page 312, said Register's Office.

Included in the above, but excluded therefrom is property conveyed to the State of Tennessee by deed of record in Book 10352, page 790, said Register's Office described as follows:

Beginning at the point of intersection of the existing west margin of SR 155 and the north boundary of the Music Valley Inns, Inc. property; thence with said boundary north 74 degrees 40' 27" west 29.65' to a point; thence with the proposed west margin of said road north 06 degrees 38' 50" west 183.73' to a point, said point being 91.7' left of SR 155 proposed centerline station 433+29.40; thence with the existing east margin of Music Valley Drive with a curve left and northerly 142' more or less to a point; thence with said existing west margin southerly 336' more or less to the point of beginning containing 0.127 acres.

Being the same property conveyed to Professional Real Estate Developers, LLC, a Tennessee Corporation, by Quitclaim Deed from Professional Real Estate Developer Inc., et al. of Record at Instrument Number __ __ ____, Register's Office for Davidson County, Tennessee.

20060828-0106272

This is unimproved property located on Music Valley Drive, Nashville, TN 37214.

EXHIBIT "B"

1. Davidson County taxes for 2006, a lien, but not yet due & payable.

2. Matters shown on the Plan of record in Book 7900, Page 54, as corrected by Surveyors Certificate of Correction of record in Book 8289, page 312 (as to Tract I), said Register's Office.

3. Matters shown on the Plan of record in Book 7900, Page 35, as corrected by Surveyor's Certificate of Correction of record in Book 8289, page 312 (as to Tract II), said Register's Office.

4. Easement Agreement of record in Book 4950, page 193, said Register's Office. (as to Tract I and II).

5. The terms, conditions, provisions and easements contained in Agreement of record in Book 8227, page 543, said Register's Office. (as to Tract I).

6. The terms, conditions, and provisions contained in the Agreement of record in Book 8298, page 960, said Register's Office. (as to Tract I and II).

7. Easement for construction of working area outside of right of way granted to State of Tennessee of record in Book 10352, page 790, said Register's Office. (as to Tract II).

8. Lack of direct access to and from SR 155, a controlled access highway. (as to Tract II).

9. Rights of co-tenants in and to Tract II., and subject to the sign agreement of Record at Book 8298, Page 960, said Register's Office.

10. Matters shown on the survey prepared by Wandall H. Talley (RLS #785) Barge, Waggoner, Sumner & Cannon dated May 5, 1997, revised May 23, 1997 (File No. 11494-14), (Tract I). And any current survey.

11. Subject to right of way easement of Record at Book 10724, Page 888, said Register's Office. (as to Tract II).