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

Davidson County DEEDWARR
Recvd: 10/12/06 15:30 3 pgs
Fees:18.00 Taxes:1668.70

20061012-0127073

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of October, 2006, by and between ATUL GORDHAN and SHANABHAI S. PATEL, TENANTS IN COMMON, hereinafter called Grantors, and SHREE HANUMAN, INC., A TENNESSEE CORPORATION, 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, ATUL GORDHAN and SHANABHAI S. PATEL, TENANTS IN COMMON, as Grantors, do hereby bargain, sell, transfer and convey unto SHREE HANUMAN, INC., A TENNESSEE CORPORATION, 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 unimproved property known as 3431 PERCY PRIEST DRIVE, NASHVILLE, TN 37214.

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, it successors and assigns, against the lawful claims of all person whomsoever.

This is not marital property and the Grantors herein certify that their spouses have no interest whatsoever in said property.

WITNESS the hands and seals of the Grantor's duly authorized official on the day and year first above written.

SELLER:

ATUL GORDHAN
Signature of Seller

SHANABHAI S. PATEL
Signature of Seller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, ATUL GORDHAN, the within named 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.

Witness my hand, at Madison, Tennessee, this 10th day of October, 2006.

Notary Public

My Commission Expires: 5/24/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, SHANABHAI S. PATEL, the within named 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.

Witness my hand, at Madison, Tennessee, this 10th day of October, 2006.

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:
SHREE HANUMAN, INC., A TENNESSEE CORPORATION
815 Loretta Drive
Goodlettsville, Tn 37072

Person Responsible for Taxes:
SAME AS NEW OWNER

Property Address:
3431 PERCY PRIEST DRIVE
NASHVILLE, TN 37214

Map & Parcel #: MAP 097-13-0, PARCEL 40

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 $451,000.00 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 10th day of October, 2006.

NOTARY PUBLIC

My commission expires: 5/24/2008

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

06-318J

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat First Revision Section 10, Larchwood Commercial Subdivision of record in Book 8250, Page 852, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ATUL GORDHAN and SHANABHAI S. PATEL, TENANTS IN COMMON, by Deed from Nashville Land Fund, Ltd., L.P., of record in Book 10781, Page 286, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 097-13-0, PARCEL 40).

2. All matters as set forth on the Plan of record in Plat Book 6900, Page 875, Book 8250, Page 838 and Book 8250, Page 852, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.