| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| M. BHIKHA, LLC<br>1001 Bell Road<br>Antioch, TN 37013 | SAME | 163-186.00 |
| This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS)<br>P.O. Box 198062, Nashville, Tennessee 37219 | | |

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **CHANDUBHAI M. PATEL AND URMILABEN C. PATEL** ("Grantor") hereby sells and quitclaims to **M. BHIKHA, LLC** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Executed this 28th day of November, 2006.

Davidson County DEEDQC
Recvd: 11/29/06 11:24 3 pgs
Fees:17.00 Taxes:0.00
20061129-0147204

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Affiant

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

NOTARY PUBLIC

My Commission Expires: 5/22/2010

DOLLEY N. RENFRO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY TENN.

1440714 v1
107979-001 11/28/06

This is improved property, known as The Country Inn & Suites Hotel, 1001 Bell Road, Antioch, Tennessee.

**CHANDUBHAI M. PATEL**

U e. patel.
**URMILABEN C. PATEL**

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, Dolley N. Rennie, the undersigned, a Notary Public in and for said County and State, the within named Chandubhai M. Patel, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28th day of November, 2006.

DOLLEY N. RENNIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Dolley N. Rennie
Notary Public
My Commission Expires: 5/22/2010

STATE OF TENNESSEE )
COUNTY OF Davidson )

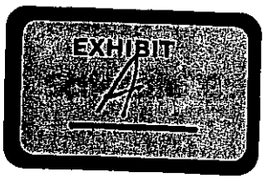
Personally appeared before me, Dolley N. Rennie, the undersigned, a Notary Public in and for said County and State, the within named Urmilaben C. Patel, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28th day of November, 2006.

DOLLEY N. RENNIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Dolley N. Rennie
Notary Public
My Commission Expires: 5/22/2010

# First American Title Insurance Company




Agent File No.:

TRACT NO. 1
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF BELLWOOD ACRES, OF RECORD IN BOOK 4460, PAGE 195, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A SURVEY DATED SEPTEMBER 29, 1997, PREPARED BY J. BRUCE RAINEY, RLS NO. 823, LAND DEVELOPMENT CONSULTANTS, 116 MAPLE ROW BLVD., HENDERSONVILLE, TN 37075. AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY BOUNDARY OF THE SEABOARD SYSTEMS RAILROAD PROPERTY, AND BEING THE NORTHWEST CORNER OF LOT NO. 1 ON THE PLAN OF BELLWOOD ACRES, AND ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE LEAVING THE SAID SOUTHERLY BOUNDARY OF THE SEABOARD SYSTEMS RAILROAD PROPERTY AND WITH THE WESTERLY LINE OF THE SAID LOT NO. 1, ALSO BEING THE BOBBY LAWSON PROPERTY AS OF RECORD IN BOOK 7328, PAGE 291, SAID REGISTER'S OFFICE, SOUTH 31 DEG. 59 MIN. 20 SEC. WEST 192.63 FEET TO AN IRON PIN IN THE NORTHERLY RIGHT OF WAY OF I-24; THENCE ALONG THE SAID RIGHT OF WAY NORTH 62 DEG. 09 MIN. 54 SEC. WEST 359.99 FEET TO AN IRON PIN; THENCE NORTH 54 DEG. 28 MIN. 42 SEC. WEST 310.15 FEET TO AN IRON PIN; THENCE LEAVING THE RIGHT OF WAY OF I-24, AND ALONG THE EASTERLY BOUNDARY OF THE BOBBY LAWSON PROPERTY OF RECORD IN BOOK 8011, PAGE 117, SAID REGISTER'S OFFICE, NORTH 31 DEG. 54 MIN. 02 SEC. EAST 148.30 FEET TO AN IRON PIN; THENCE NORTH 32 DEG. 02 MIN. 25 SEC. EAST 50.05 FEET TO AN IRON PIN IN THE SOUTHERLY BOUNDARY OF THE SEABOARD SYSTEMS RAILROAD PROPERTY; THENCE ALONG THE SAID SOUTHERLY BOUNDARY SOUTH 58 DEG. 07 MIN. 04 SEC. EAST 668.79 FEET TO THE POINT OF BEGINNING.

TRACT NO. 2
AN ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF TRACT NO. 1 OVER AND ACROSS LOT NO. 1 OF BELLWOOD ACRES, AS SHOWN ON THE PLAN OF BELLWOOD ACRES OF RECORD IN BOOK 4460, PAGE 195, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY DATED SEPTEMBER 29, 1997, PREPARED BY J. BRUCE RAINEY, RLS NO. 823, LAND DEVELOPMENT CONSULTANTS, 116 MAPLE ROW BLVD., HENDERSONVILLE, TN 37075, AS FOLLOWS: BEGINNING AT A POINT NORTH 32 DEG. 00 MIN. EAST FROM THE SOUTHEASTERNMOST CORNER OF TRACT NO. 1 DESCRIBED ABOVE; THENCE NORTH 32 DEG. 00 MIN. EAST 25.0 FEET TO A POINT; THENCE SOUTH 58 DEG. 00 MIN. EAST 86.94 FEET TO A POINT; THENCE SOUTH 73 DEG. 58 MIN. EAST 22.43 FEET TO A POINT; THENCE NORTH 84 DEG. 37 MIN. EAST 123.48 FEET TO A POINT; THENCE SOUTH 58 DEG. 00 MIN. EAST 107.30 FEET TO A POINT IN THE WESTERLY MARGIN OF BELL ROAD; THENCE WITH THE SAID MARGIN SOUTH 45 DEG. 39 MIN. WEST 24.00 FEET TO A POINT; THENCE LEAVING THE SAID MARGIN, NORTH 58 DEG. 00 MIN. WEST 83.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 22 FEET A DISTANCE OF 14.35 FEET TO A POINT; THENCE SOUTH 84 DEG. 37 MIN. WEST 109.43 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 30 FEET A DISTANCE OF 11.21 FEET TO A POINT; THENCE NORTH 73 DEG. 58 MIN. WEST 230.00 FEET TO A POINT; THENCE NORTH 58 DEG. 00 MIN. WEST 90.45 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHANDUBHAI M. PATEL, VINODBHAI M. PATEL AND ASH KUMAR BY DEEDS OF RECORD IN INSTRUMENT NO. 200203070028588 AND INSTRUMENT NO. 200105170051083, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.