WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/3/10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/30/06 12:00 3 pg
Fees:18.00 Taxes:2405.00
20061130-0147841

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fox Hospitality, Inc	Fox Hospitality, Inc	
(NAME)	(NAME)	
3431 Percy Priest Dr.	3431 Percy Priest Dr.	97-13-40.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20062986

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Shree Hanuman, Inc.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Fox Hospitality, Inc**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit. :

"See attached Exhibit A"

This is improved **X** property, known as 3431 Percy Priest Dr., Nashville, TN 37214 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of November, 2006.

Shree Hanuman, Inc.

By: _____
Mahesh Zaveri, President

File No.: 20060588

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 all of the same property conveyed to Shree Hanuman, Inc., a Tennessee Corporation by Warranty Deed from Atul Gordhan and Shanabhai S. Ptel, tenants in common, dated October 10, 2006 and filed of record in Instrument No. 20061012-0127073, Register's Office for Davidson County, Tennessee.

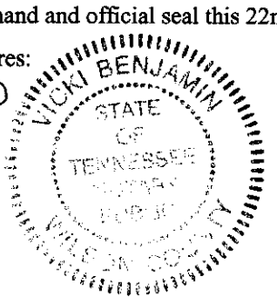
STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mahesh Zaveri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be president (or other officer authorized to execute the instrument) of Shree Hanuman, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand and official seal this 22nd day of November, 2006.

Commission expires: 2/3/10



Vicki Benjamin

Notary Public