Return To & Prepared By:
Scenic City Title Agency
428 McCallie Avenue
Chattanooga, TN 37402

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Maaria Hotels, Inc.	Maaria Hotels, Inc.	
2401 Brick Church Drive	2401 Brick Church Drive	071 02 0 147.00
Nashville, TN 37219	Nashville, TN 37219	

WARRANTY DEED

FOR AND CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged,

VN HOTEL INVESTORS, LLC, a Kansas limited liability company

hereinafter referred to as **Grantor**, does hereby sell, assign, transfer and convey unto

MAARIA HOTELS, INC., a Tennessee corporation

hereinafter referred to as **Grantee**, whether one or more, the following described real estate, to wit:

See Exhibit "A" attached hereto

Taxes for 2007 to be prorated between Grantor and Grantee. Future taxes to be assumed by Grantee. This is improved property known as 2401 Brick Church Pike, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD the said real estate unto Grantee, its successors and assigns, forever in fee simple. Grantor covenants and represents that Grantor is lawfully seized and possessed of said real estate, that Grantor has full power and lawful authority to sell and convey the same, that title to said property is free, clear and unencumbered, except as hereinafter set forth, and that Grantor will forever warrant and defend the same against all lawful claims.

IN WITNESS WHEREOF, Grantor has executed this deed on the 19 day of January, 2007.

Davidson County DEEDWARR
Recvd: 01/30/07 09:11 3 pgs
Fees:18.00 Taxes:12210.00
20070130-0012106

VN HOTELS INVESTORS, LLC

By: _____
SCOTT DUONG, Co-Manager

By: _____
TRUC HUYNH, Co-Manager, by Scott Duong, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 19th day of January, 2007, before me personally appeared **SCOTT DUONG**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged such person to be Co-Manager of VN HOTEL INVESTORS, LLC, a Kansas limited liability company, and that as such Co-Manager being authorized so to do in behalf of said company, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained by personally signing his name as Co- Manager of VN HOTEL INVESTORS, LLC.

Witness my hand and official seal this 19th day of January, 2007.

Notary Public
[Notarial Seal]

My commission expires:
2/4/09

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 19th day of January, 2007, before me personally appeared **SCOTT DUONG**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged such person to be the Attorney -in-fact for **TRUC HUYNH** ,Co-Manager of VN HOTEL INVESTORS, LLC, a Kansas limited liability company, and that as such Attorney-In-Fact acting on behalf of Truc Huynh, being authorized so to do in behalf of said company, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained by personally signing his name as Attorney-In-Fact for Truc Huynh, Co- Manager of VN HOTEL INVESTORS, LLC.

Witness my hand and official seal this 19th day of January, 2007.

Notary Public
[Notarial Seal]

My commission expires:
2/4/09

CARLA H. OLSON
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$3,300,000.00.**

AFFIANT

Subscribed and sworn to before me this
19 day of January, 2007.

Notary Public
[Notarial Seal]
My commission expires: 2/4/09

CARLA H. OLSON
STATE OF TENNESSEE
NOTARY PUBLIC

EXHIBIT "A"

THAT LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE:

BEGINNING at an iron pin set in the easterly margin of Brick Church Pike, said pin being the Northwest corner of the herein described property and the Southwest corner of the Jai Prabhu, LLC property of record in Book 10965, Page 159, Register's Office for Davidson County, Tennessee; thence leaving the margin of Brick Church Pike N 75 deg. 18 min. 33 sec. East 135.42 feet to an iron pin set; thence North 11 deg. 18min. 50 sec. West 112.68 feet to a concrete monument at the Southwest corner of the Hotel South property of record in Book 8815, page 563, said Register's Office; thence North 76 deg. 57 min. 12 sec. East 316.89 feet to an iron pin; thence North 05 deg. 56 min. 40 sec. East 29.46 feet to an iron pin; thence South 84 deg. 03 min.20 sec. East 44.00 feet to an iron pin set in the westerly margin of Interstate 65, thence with said margin South 05 deg. 56 min. 40 sec. West 236.63 feet to an iron pin set; thence South 05 deg. 49 min. 21 sec. West 176.40 feet to an iron pin set; thence South 36 deg. 12 min. 13 sec. West 141.57 feet to a concrete highway monument; thence South 35 deg. 51 min. 13 sec. West 64.22 feet to an iron pin at the Northeast corner of McDonald's Corporation property of record in Book 5297, Page 957, said Register's Office; thence, leaving the margin of Interstate 65, North 59 deg. 02 min. 11 sec. West 102.94 feet to an iron pin set; thence North 83 deg. 11 min. 52 sec. W 132.16 feet to an iron pin set in the easterly margin of Brick Church Pike; thence with said Margin and a curve to the left having a radius of 996.83 feet, a delta angle of 1 deg. 48 min. 38 sec., a tangent of 15.75 feet, a chord length of 31.50 feet, said chord having a bearing of North 12 deg. 34 min. 33 sec. West and an arc length along said curve of 31.50 feet to an iron pin set; thence continuing along said margin North 13 deg. 28 min. 52 sec. West 247.85 feet to the point of beginning, containing 3.86 acres, more or less, as described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 4, 2000 and revised February 11, 2000, and known as Job No. 990209.

REFERENCE IS MADE FOR PRIOR TITLE to Deed of record in Instrument No. 20050729-0088830, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO any governmental zoning and subdivision ordinances or regulations in effect thereon.
SUBJECT TO Subdivision Restrictions, Building Lines and Easements of record in Plat Book 7900, Page 109, said Register's Office.
SUBJECT TO Easements of record at Instrument Numbers 10264-73 and 10264-76, said Register's Office.
SUBJECT TO All utility and power lines, water lines, gas lines, sewer lines and other utilities and unrecorded culvert and drainage easements and any and all other matters as shown on the unrecorded survey of Holiday Inn Express, 2401 Brick Church Pike, Nashville, Tennessee, made by Bruce Rainey and Associates, Tennessee surveyor License No. 823, Job No. 990209, dated February 4, 2000 and revised February 11, 2000 and also subject to 100 year flood line as shown on said survey.

Description contained herein was taken from a prior Deed and without benefit of an updated survey. Preparer makes no representation as to the accuracy of said description.