A M & P S, LLC
a Tennessee Limited Liability Company

TO: DEED

Davidson County DEEDWARR
Recvd: 02/09/07 13:47 7 pgs
Fees:38.00 Taxes:11951.00
20070209-0017257

MOKSHA HOTELS, LLC
a Tennessee Limited Liability Company

THIS DEED OF REALTY, executed as of the 7th day of February, 2007, by Grantor, **A M & P S, LLC, a Tennessee Limited Liability Company**, to Grantee, **MOKSHA HOTELS, LLC, a Tennessee Limited Liability Company**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to it, and to its successors and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Metro Airport Center, Section 4, Phase 7, of record in Book 6900, page 473, Register's Office for Davidson County, Tennessee, more particularly described as follows:
>
> Beginning at a point in the southerly right of way line of Royal Parkway, said point of beginning being the northwest corner of the Final Plat of Metro Airport Center, Section 4, Phase 6, of record in Book 6900, page 241, said Register's Office and the northeast corner fo the herein described tract; thence S 10 deg. 46 min. 12 sec. W, 443.42 feet; thence, N 56 deg. 22 min. 05 W, 215.45 feet; thence N 34 deg. 40 min. 03 sec. W, 33.18 feet; thence, N 9 deg. 09 min. 32 sec. E, 142.91 feet; thence, S 79 deg. 38 min. 56 sec. E, 22 feet; thence, N 10 deg. 46 min. 12 sec. E, 193.42 feet to a point in the southerly right of way line in Royal Parkway; thence, along said Parkway S 79 deg. 13 min. 48 sec. E, 204.18 feet to the point of beginning.
>
> Map and Parcel No. 108-1-79

Being the same property conveyed to A M & P S, LLC, a Tennessee Limited Liability Company, by deed from Nashville Super 8, Ltd, a California Limited Partnership, of record in Book 11209, page 319, dated November 16, 1998, said Register's Office.

That Grantor (1) covenants that it is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2007 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to its successors and assigns against all lawful claims; subject, however, to restrictive covenants of record in Book 4339, page 881; Book 6973, page 359; and all covenants, conditions, liens, easements and restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6477, page 870; and any and all matters of record, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

A M & P S, LLC
a Tennessee Limited Liability Company

by: _____

Vishvinder K. Madan, Partner / Member

GRANTOR

STATE OF TN)
)
COUNTY OF Montgomery)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Vishvinder K. Madan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner / Member of A M & P S, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as a Partner/Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as a Partner/Member.

Witness my hand and seal at office this the 7th day of February, 2007.

My Commission Expires: 5/13/2009.

Notary Public

MARTHA J. OGLE
NOTARY PUBLIC
STATE OF TENNESSEE
MONTGOMERY COUNTY

A M & P S, LLC
a Tennessee Limited Liability Company

by: _____
Amit Choksi, Partner / Member

GRANTOR

STATE OF Tennessee)
)
COUNTY OF Maury)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Amit Choksi**, 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 a Partner/Member of A M & P S, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he/she as a Partner/Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/herself as a Partner/Member.

Witness my hand and seal at office this the 6th day of February, 2007.

My Commission Expires: June 23, 2009.

_____
Notary Public

KAYE MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

A M & P S, LLC
a Tennessee Limited Liability Company

by: _____
Naveen ~~Srinivas~~, Partner / Member
SRINIVAS, N

GRANTOR

STATE OF TN)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Naveen Srinivas**, 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 a Partner/Member of A M & P S, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he/she as a Partner/Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/herself as a Partner/Member.

Witness my hand and seal at office this the 6 day of February, 2007.

My Commission Expires: Nov 24, 07

_____
Notary Public

VIRGIE GAIL DIXON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

A M & P S, LLC
a Tennessee Limited Liability Company

by: _____
Pradeep Agnihotri, Partner / Member

GRANTOR

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Pradeep Agnihotri**, 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 a Partner/Member of A M & P S, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he/she as a Partner/Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/herself as a Partner/Member.

Witness my hand and seal at office this the 7th day of February, 2007.

My Commission Expires: _____.

_____
Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES OCTOBER 10, 2009

Property Owners Name and Mailing Address:

Moksha Hotels, LLC
2314 Hillsboro Boulevard
Manchester, TN 37355

Person or Entity Responsible for Payment of Property Taxes:

Same / Owner

Property Address:

Super 8
720 Royal Parkway
Nashville, TN 37214

STATE OF TENNESSEE, Montgomery COUNTY

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 3,230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 7th day of February, 2007.

Notary Public (Register of Deeds
Davidson County, Tennessee)

My Commission Expires: 5/13/2009.

MONTGOMERY COUNTY
MARTHA J. OGLE
STATE OF TENNESSEE NOTARY PUBLIC

Prepared by:
Jill B. Nolan
BATSON, NOLAN,
WILLIAMSON, PEARSON & MILLER
121 South Third Street
Clarksville, TN 37040

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