Box 1MA

Davidson County DEEDWARR
Recvd: 05/21/07 08:19 3 pgs
Fees:18.00 Taxes:9250.00

20070521-0059836

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
AKAL GROUP INC.	New Owner	Map: 160-00-0
5581 Franklin Pike Circle		Parcel: 56.01
Brentwood, TN 37027		

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

BRENTWOOD INN, LLC, a Tennessee limited liability company

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said

AKAL GROUP INC., an Arkansas corporation

hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a parcel of land in the Sixth (6th) Civil District of Davidson County, Tennessee, being more fully described according to a survey thereof by Ragan, Smith, Murphy & Associates, dated January 11, 1985, Job No. 79-056, as described on Exhibit (Schedule) A hereto attached and incorporated herein.

THE FOLLOWING EXCEPTIONS ARE EXCLUDED FROM THE COVENANTS OF THIS CONVEYANCE:

1. Davidson County personalty and realty taxes for the year 2007, which have been prorated between Grantor and Grantee as of the date of this deed.

2. All applicable zoning ordinances and government building regulations

This is improved property known as the Brentwood Steeplechase Inn located at 5581 Franklin Pike Circle, Brentwood, Davidson County, Tennessee 37027.

TO HAVE AND TO HOLD the same tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever, as limited to the period of time we have owned the property. And, we do covenant and bind ourselves, our successors and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever, except as set forth herein and limited to that period of time during which we have owned this property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 18 day of May, 2007.

BRENTWOOD INN, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

BY: Randall Toney
Randall Toney, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randall Toney with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the Secretary/Treasurer of BRENTWOOD INN, LLC the within named bargainor, a Tennessee Limited Liability company, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by the said Randall Toney as Secretary/Treasurer.

Witness my hand and seal at office in Nashville, Tennessee, this _18th day of May, 2007.

NOTARY PUBLIC

My Commission Expires 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 2,500,000.00 .

Sworn to and subscribed before me this 18 day of May, 2007.

NOTARY PUBLIC

My commission expires: 3/22/09.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

EXHIBIT "A"
Legal Description

A certain tract or parcel of land lying tin the Sixth (6th) Civil District of Davidson County, Tennessee, being more fully described according to a survey thereof by Ragan, Smith, Murphy & Associates, dated January 11, 1985, Job No. 79-056, as follows:

Beginning at an iron pin set on the south right-of-way line of Franklin Pike Circle, said pin being the northwest corner of the Commerce Union Bank property of record in Deed Book 5475, page 489, Register's Office of Davidson County, Tennessee; thence with the west line of the Commerce Union Bank property south 05° 48' 24" west a distance of 300.31 feet to an existing iron pin by a concrete highway monument at the intersection of the north right-of-way line of Old Hickory Boulevard and the east right-of-way line of Interstate 65; thence with the east right-of-way line of Interstate 65, north 45° 08' 43" west a distance of 464.00 feet to an existing concrete highway monument at the intersection of the east right-of-way line of Interstate 65 and the south right-of-way line of Franklin Pike Circle; thence, eastwardly with the south right-of-way line of Franklin Pike Circle and a 377.50-foot radius curve to the right 127.06 feet to an existing concrete monument, said curve has a chord bearing and distance of north 88° 15' 38" east 126.46 feet; thence, continuing with said right-of-way line, south 82° 05' 49" east, a distance of 235.14 feet to the point of beginning and containing 57,049 square feet or 1.30 acres.

Being the same property conveyed to Brentwood Inn, LLC, a Tennessee Limited Liability Company, by deed from Gail P. Pigg, Trustee, of record in Book 9684, Page 259, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT THE FOLLOWING PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

> Beginning at the point of intersection of the existing south margin of Franklin Pike Circle and the existing east margin of I-65; thence, with said south margin eastwardly 40 feet more or less; thence South 14° 59' 36.4" east 57.61 feet to a point in the existing east margin of I-65; thence with said east margin northwestwardly 72 feet more or less to the point of beginning and containing 1049 square feet.
>
> Being the same property conveyed to the State of Tennessee by deed from Gail P. Pigg, Trustee, with full power to sell, mortgage, transfer and convey without joinder of the Beneficiaries, of record in Book 7526, page 490, Register's Office for Davidson County, Tennessee.