THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 6948

Davidson County DEEDWARR
Recvd: 05/25/07 08:14 4 pgs
Fees:23.00 Taxes:11840.00
20070525-0062315

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE MILLION TWO HUNDRED THOUSAND ONE AND 25/100 ($3,200,001.25) DOLLARS, cash in hand paid by JAI BALAJI, LLC, receipt of which is hereby acknowledged, THE GOWDA GROUP, LLC, a Tennessee limited liability company, has bargained and sold, and by these presents does transfer and convey unto the said JAI BALAJI, LLC, a Tennessee limited liability company, its successors and assigns, a certain tract or parcel of land as follows:

TRACT ONE: A tract of land in the 22nd Councilmanic District of Davidson County, Tennessee, being Lot No. 1 on the Consolidation Plat of Lots 2, 3, 4, 5 and 6, Block "B" on the Plan of Palo Alto Subdivision, being Lots 1, 2, 3 and 4, Subdivision of the Cockrill Farm, Book 161, Page 169, in the Register's Office of Davidson County, Tennessee, which plat is of record in Instrument No. 200007130069323, in the Register's Office of Davidson County, Tennessee. Reference is hereby made to said Plat for a more complete and accurate legal description of said tract.

TRACT TWO: Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 9 of Block "B" on the Plan of Palo Alto Subdivision, being Lots 1, 2, 3 and 4, in the Subdivision of the B.F. Cockrill Farm, as of record in Book 161, Page 169 at the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an iron rod set at the intersection of the westerly right-of-way line of Robertson Avenue, width varies, and the northerly right-of-way line of Alley Number 1512, 12 feet in width; thence leaving the westerly right-of-way line of Robertson Avenue with the northerly right-of-way line of Alley Number 1512, South 89 degrees 05 minutes 53 seconds West 126.93 feet to an existing iron rod at the intersection of the westerly property line of the property of The State of Tennessee, as of record in Deed Book 2964, Page 257, at the Register's Office of Davidson County, Tennessee, and the northerly right-of-way line of said Alley Number 1512, said iron rod being the point of BEGINNING; thence continuing with the northerly right-of-way line of Alley Number 1512, South 89 degrees 05 minutes 53 seconds West 162.71 feet to an iron rod set at a corner common with the property of Michael A. Aldridge, as of record in Deed Book 7600, Page 855, at the Register's Office of Davidson County, Tennessee. Thence leaving the northerly right-of-way line of Alley Number 1512 with the easterly property line of Michael A. Aldridge, North 06 degrees 41 minutes 12 seconds East 94.08 feet to an iron rod set in the southerly right-of-way line of Interstate 40, width varies; thence with the southerly right-of-way line of Interstate 40, South 81 degrees 16 minutes 00 seconds East 161.62 feet to an iron rod set at a corner common with said State of Tennessee; thence with the westerly property line of The State of Tennessee, South 06 degrees 53 minutes 23 seconds West 66.82 feet to the point of beginning, containing 12,984 square feet (0.298 acres, more or less). The above description was prepared from a Boundary Survey of Tract Two by Cherry Land Surveying, Inc., File Number 99178, dated July 23, 1999.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE are two tracts of land conveyed to State of Tennessee by deed dated January 6, 2005, and of record in Instrument No. 20060106-

0002016, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Parcel 1: (Tract 68) BEGINNING at a point on the existing Southwest margin of I-40, said point being 60.98 feet right of proposed centerline station 540+297.469 (Ramp G); thence with said existing margin (1) southeasterly 12 feet more or less (2) southwesterly 27 feet more or less; thence with the proposed Southwest margin of I-40 with a 129.95 feet radius curve left and northwesterly 29.16 feet to the point of beginning containing 125 square feet.

Parcel 2: (Tract 67-A) BEGINNING at a point on the existing Southwest margin of I-40, said point being 78.50 feet right of proposed centerline station 540+224.406; thence with the proposed Southwest margin of I-40 South 77 degrees 09 minutes 33 seconds West 48.57 feet; thence with the east boundary of the Michael A. Aldridge property North 07 degrees 28 minutes 46 seconds East 18 feet more or less; thence with the existing margin of I-40 southeasterly 46 feet more or less to the point of beginning containing 411 square feet.

TRACT THREE: Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lots 13 and 14 of Block "B" on the Plan of Palo Alto Subdivision, being Lots 1, 2, 3 and 4, in the Subdivision of the B.F. Cockrill Farm, as of record in Book 161, Page 169, at the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the westerly right-of-way line of Robertson Avenue, width varies, and the northerly right-of-way line of Alley Number 1512, 12 feet in width; thence leaving the westerly right-of-way line of Robertson Avenue with the northerly right-of-way line of Alley Number 1512, South 89 degrees 05 minutes 53 seconds West 72.93 feet to an iron rod set at a corner common with the property of The State of Tennessee, as of record in Deed Book 2964, Page 257, at the Register's Office of Davidson County, Tennessee; thence leaving the northerly right-of-way line of Alley Number 1512 with the easterly property line of The State of Tennessee, North 06 degrees 53 minutes 23 seconds East, 57.78 feet to an iron rod set in the southerly right-of-way line of Interstate 40, width varies; thence with the southerly right-of-way line of Interstate 40, South 81 degrees 16 minutes 00 seconds East 71.75 feet to an existing concrete monument in the westerly right-of-way line of said Robertson Avenue; thence leaving the southerly right-of-way line of Interstate 40 with the westerly right-of-way line of Robertson Avenue, South 06 degrees 12 minutes 44 seconds West 45.59 feet to the point of beginning, containing 3,721 square feet (0.085 acres, more or less). The above description was prepared from a Boundary Survey of Tract Three by Cherry Land Surveying, Inc., File Number 99178, dated July 23, 1999.

Being part of the same property conveyed to The Gowda Group, LLC by Quitclaim Deed from H. R. Mallappa Gowda and wife, Leela Gowda, dated June 21, 1999, and of record in Book 11584, Page 244, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters as shown on plat of record in Instrument No. 200007130069323, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Agreement for Dedication of Easement for Water Mains and Appurtenances in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, across a portion of Lots 13 & 14, and of record in Book 8774, Page 535, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Agreement for Dedication of Easement for Water Mains and Appurtenances in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, across a portion of Lots 6 & 7, and of record in Book 8774, Page 660, in the Register's Office of Davidson County, Tennessee.

As to Tract One, this property is subject to right-of-way of O'Brien Avenue, Robertson Avenue and an alley.

As to Tract Two, this property is subject to right-of-way of Interstate 40 and an alley.

As to Tract Three, this property is subject to right-of-way of Robertson Avenue, Interstate 40 and an alley.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JAI BALAJI, LLC, its successors and assigns, forever. And it does covenant with the said JAI BALAJI, LLC, that it is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unincumbered except for 2007 Davidson County property taxes which have been prorated and will be paid by Grantee. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said JAI BALAJI, LLC, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, THE GOWDA GROUP, LLC, has caused its name to be subscribed hereto by its duly authorized officer on this 15th day of May, 2007.

THE GOWDA GROUP, LLC

By: _____
H. R. Mallappa Gowda, Sole Member

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared H. R. MALLAPPA GOWDA, 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 Sole Member of THE GOWDA GROUP, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company as Sole Member.

WITNESS MY HAND and official seal at office in said County this 15th day of May, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 10/22/07

NOTARY PUBLIC AT LARGE
DICKSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $3,200,001.25, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 21st day of May, 2007.

NOTARY PUBLIC

My Commission Expires: 10/22/07

NOTARY PUBLIC AT LARGE

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Tax Map:
09114007300,
09114006500,
09114006600,
09114006700 &
09114006900

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
JAI BALAJI, LLC
5600 O'Brien Avenue
Nashville, TN 37209