This Instrument Was Prepared By:
C. Palmer Pillans
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 06/04/07 10:00 4 pgs
Fees:23.00 Taxes:3330.00
20070604-0065847

Address New Owner(s):	Send Tax Bills to	Tax Information:
Amaidas Enterprises, Inc. 1274 Murfreesboro Pike Nashville, TN 37217	New Owner	Map 120-6 Parcels 33 and 48

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ria Investments, LLC, a Tennessee limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Amaidas Enterprises, Inc., a Tennessee corporation, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 1274 Murfreesboro Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31ST day of MAY, 2007.

Ria Investments, LLC

By: S Patel
Its: Member

3857412_1.DOC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sanmukh J Patel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be member of Ria Investments, LLC the within named bargainor, and that he as such member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as member of Ria Investments, LLC.

WITNESS my hand and official seal at office, this 31ST day of MAY, 2007.

MARY JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public
My commission expires: 3-7-2011

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

Subscribed and sworn to before me,
this 31ST day of MAY, 2007.

Notary Public
My Commission Expires: 3-7-2011

MARY JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

PROPERTY DESCRIPTION

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE.

LAND IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, ON THE PLAN OF SKY HARBOR SUBDIVISION, RECORDED IN PLAT BOOK 5210, PAGE 387, REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY, AND LOT 2 ON THE FIRST REVISION OF THE RE-SUBDIVISION OF LOT 2, SKY HARBOR SUBDIVISION, RECORDED IN PLAT BOOK 6200, PAGE 398, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH RIGHT OF WAY OF MURFREESBORO ROAD, APPROXIMATELY 338 FEET, MORE OR LESS, NORTHWEST OF THE INTERSECTION OF THE EXTENSION OF SAID MURFREESBORO ROAD AND THE WEST RIGHT OF WAY MCGAVOCK PIKE;

THENCE WITH SAID RIGHT OF WAY OF MURFREESBORO ROAD, ALONG A CURVE TO THE RIGHT HAVING RADIUS OF 3790.3 FEET, A DISTANCE OF 124.04 FEET TO THE EASTERLY RIGHT OF WAY OF THE CSX TRANSPORTATION, INC. RAILROAD;

THENCE LEAVING MURFREESBORO ROAD AND ALONG RAILROAD RIGHT OF WAY N 20° 00' 29" E, 6.24 FEET;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 512.96 FEET, A DISTANCE OF 562.51 FEET;

THENCE CONTINUING ALONG SAID RAILROAD RIGHT OF WAY N 82° 50' 17" E, 12.25 FEET TO THE WEST RIGHT OF WAY OF MCGAVOCK PIKE;

THENCE ALONG SAID MCGAVOCK PIKE S 04° 45' 00" W, 262.35 FEET TO THE NORTHEAST CORNER OF LOT 1 SHOWN ON THE PLAN OF THE FIRST REVISION OF THE RESUBDIVISION OF LOT 2, SKY HARBOR SUBDIVISION, PLAT BOOK 6200, PAGE 398, R.O.D.C.;

THENCE LEAVING THE RIGHT OF WAY OF MCGAVOCK PIKE N 55° 44' 00" W, 111.27 FEET;

THENCE N 04° 22' 49" E, 68.71 FEET;

THENCE N 55° 44' 00" W, 25.00 FEET;

THENCE S 34° 18' 00" W, 361.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.69 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RIA INVESTMENTS, A TENNESSEE LIMITED LIABILITY COMPANY BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT NO. 20020429-0052156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT A

PERMITTED EXCEPTIONS

1. All matters as shown on the plat of record in Plat Book 5210, page 387, Register's Office for Davidson County, Tennessee.

2. Taxes and assessments for the year 2007 and subsequent years, which are not yet due and payable.

3. Lease Agreement of record in Book 5385, page 445, Register's Office for Davidson County, Tennessee.

4. Easement evidenced by Final Judgment of record in Book 4037, page 973, Register's Office for Davidson County, Tennessee.

5. Subject to the Charter Right of Way of CSX Railroad.

6. Lack of direct access to controlled access highway (Murfreesboro Road).

EXHIBIT B