Davidson County DEEDQC
Recvd: 06/08/07 12:22 4 pgs
Fees:22.00 Taxes:0.00
20070608-0068900

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
7105 Crossroads Blvd.
Suite 105
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 6th day of June, 2007.

RUSSELL JOHN McCANN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: _____

MY COMMISSION EXPIRES

ADDRESS OF NEW OWNER:
Dr. Amit Arvind Choksi
Dr. Naveen Srinivas
Pradeep Agnihotri
Vishvinder K. Madan
201 Crossings Place
Nashville, TN 37013

SEND TAX BILLS TO:
New Owner

Map/Parcel 163-0-363

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **AM & PS, LLC,** Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Dr. Amit Arvind Choksi, Dr. Naveen Srinivas, Pradeep Agnihotri and Vishvinder K. Madan,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being Lot No. 4 on the Plan of Resubdivision of Lot 1 Section One The Crossings at Hickory Hollow, of record in Plat Book 7900, page 698, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to AM&PS, LLC, by deed, from Crossings Hospitality, LLC, of record in Book 11629, page 186, Dated August 18, 1999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. All taxes for the current year and subsequent years, not yet due and payable.
2. All matters shown on the Plan of record in Plat Book 7900, page 698 and Book 7900, page 39, Register's Office for DAVIDSON County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easement, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9296, page 761, Book 9808, page 104, Book 5125, page 769, Book 5189, page 947, Book 5337, page 933, Book 5441, page 968, Book 5792, page 491, Book 5951, page 26, Book 6011, page 163, Book 6095, page 948 and Book 6321, page 311, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Twenty-five (25) foot Overhead Power Line Easement of record in Book 6025, page 813, Register's Office for Davidson County, Tennessee.
5. Drainage Easement of record in Book 9777, page 677, Register's Office for Davidson County, Tennessee.
6. Subject to all matters shown on the ALTA/ACSM Land Title Survey dated March 22, 2007, updated drawing May 29, 2007, File No. 07021 by Volunteer Land Surveying Services. Phillip E. Holmes, Jr., RLS #1728

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 6 day of June, 2007.

AM & PS, LLC, a Tennessee Limited Liability Company
By and through its Members:

6/6/07
Pradeep Agnihotri

6/6/07
Vishvinder K. Madan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Pradeep Agnihotri, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member, duly authorized to execute this instrument, of AM & PS, LLC, the within named bargainor, a Tennessee limited liability company, and that Pradeep Agnihotri as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand, at office, this 6 day of June, 2007.

Notary Public

My Commission Expires:_____

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JULY 18, 2009

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Vishvinder K. Madan, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member, duly authorized to execute this instrument, of AM & PS, LLC, the within named bargainor, a Tennessee limited liability company, and that Vishvinder K. Madan as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand, at office, this 6 day of June, 2007.

Notary Public

My Commission Expires:_____

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES [illegible] 2009

Dr. Amit Arvind Choksi

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Dr. Amit Arvind Choksi with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member, duly authorized to execute this instrument, of AM & PS, LLC, the within named bargainor, a Tennessee limited liability company, and that Dr. Amit Arvind Choksi as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand, at office, this 6 day of June, 2007.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES

Dr. Naveen Srinivas

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Dr. Naveen Srinivas with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member, duly authorized to execute this instrument, of AM & PS, LLC, the within named bargainor, a Tennessee limited liability company, and that Dr. Naveen Srinivas as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand, at office, this 6 day of June, 2007.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 13, 2009