STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $2,250,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 25th day of July, 2007.

Notary Public
My Commission Expires: 5-23-09

LIANA C. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/26/07 09:28 4 pgs
Fees:23.00 Taxes:8325.00
20070726-0088686

NAME AND ADDRESS NEW OWNER:
Nashville West Shopping Center, LLC
3841 Green Hills Village Drive
Suite 400
Nashville, Tennessee 37215

SEND TAX BILL TO:
SAME

Map: 102-0
Parcel: 50

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **OHM SHIV SHANKAR, INC., a Tennessee corporation**, hereinafter the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **NASHVILLE WEST SHOPPING CENTER, LLC, a Tennessee limited liability company**, hereinafter the GRANTEE(S), its successors, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 6834 Charlotte Pike, Nashville, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors, representatives and assigns, forever; Grantor does further covenant with said Grantee that Grantor has a good right to convey the land,

and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors, representatives and assigns, against the lawful claims of persons claiming by and through Grantor, but no other.

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 my hand this 25TH day of JULY, 2007.

GRANTOR:

Ohm Shiv Shankar, Inc., a
Tennessee corporation

By: _____ _____
Himanshu B. Patel, President Priti Patel, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Himanshu B. 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 President of Ohm Shiv Shankar, Inc., a Tennessee corporation, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand, at office, this 25TH day of JULY, 2007.

My Commission Expires: _____

Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Priti Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HE self to be Secretary of Ohm Shiv Shankar, Inc., a Tennessee corporation, the within named bargainor, and that HE she as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by HE self as such Secretary.

WITNESS my hand, at office, this 25TH day of JULY, 2007.

My Commission Expires: _____

Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

EXHIBIT A
Real Property Description

A tract of land situated in the 2nd Civil District, 20th Councilmanic District of Nashville Davidson County, Tennessee, and being Lots Nos. 18 & 19 in the subdivision Mount Hickory of Record in Plat Book 332, page 68, R.O.D.C., TN, and being more particularly described as per the survey of R.L. Montoya Land Surveying, R.L. Montoya, TN R.L.S. No. 697, dated August 30, 2004, as follows:

Beginning at a Concrete Highway Monument (found this survey) in the Northerly margin of Charlotte Pike and the Easterly Margin of the East-Bound access ramp Right-Of-Way of Interstate Route 40; thence, with said easterly Margin of Interstate 40 for the next 4 calls; North 15 deg. 28' 55" West 164.39' to a Concrete Highway Monument (found this survey); thence, North 11 deg. 44' 39" East 222.10' to a Concrete Highway Monument (found this survey); thence, North 43 deg. 10' 00" East 192.44 feet to a Iron Rod (set this survey); thence North 43 deg. 16' 00" East 315.84' to a Concrete Highway Monument (found this survey), said Monument in the Westerly line of the property conveyed to Nashville West Shopping Center, LLC as evidenced in Instrument # 20010130-11507 R.O.D.C., Tn, and also being the Northeast corner for this hereon described tract of land; thence, South 42 deg. 23' 19" East 313.59' to a Iron Rod (found this survey) in the Easterly line of the property conveyed to Horizon Real Estate L. P. as evidenced in Instrument # 20021018-128141 R.O.D.C. Tn.; thence, South 25 deg. 37' 02" East 110.60' to a Iron Rod (found this survey), said rod being the Northeast corner of the property conveyed to Norris R. Hall, Etux as evidenced in Deed Book 6231, page 387 R.O.D.C., Tn.1 thence, with Hall's North Line South 71 deg. 26' 18" West 205.60' to a Iron Rod (found his survey), said rod being the Northwest corner of aforementioned Hall's Property; thence, with Hall's West line South 18 deg. 32' 46" East 200.20' to a Iron Rod (set this survey) in the North Margin of Charlotte Pike; thence, with said margin of Charlotte Pike South 71 deg. 30' 49" West 503.42' to the point-of-beginning containing 263,078 S.F., or 6.04 acres more or less.

Being the same property conveyed to Ohm Shiv Shankar, Inc., a Tennessee corporation by deed from A V Enterprises, a Tennessee General Partnership, of record in Instrument No. 20040929-0117278, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

City and/or County Taxes for the year 2007 and subsequent years: A lien, not yet due or payable.

Subject to all matters shown on the Plan of Mount Hickory Subdivision of record in Plat Book 332, Page 68, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the survey prepared by Littlejohn Engineering Associates, Robert M. Searson, RLS# 1666, dated August 20, 2006, as revised August 30, 2006 and June 4, 2007, Job Number 26185.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4164, Page 664, and Book 4545, Page 236, Register's Office for Davidson County, Tennessee.

Easement for vehicular, pedestrian, and other traffic as fully described and reserved in Deed of record in Book 4164, Page 673, and in deed of record in Book 8194, Page 568, Register's Office for Davidson County, Tennessee.

Gas Main Extension Contract of record in Book 4297, Page 780, Register's Office for Davidson County, Tennessee.

Easement for ingress and egress contained in the deed of record in Book 4164, Page 678, Register's Office for Davidson County, Tennessee.

Thirty (30) foot Private Roadway Easement and other matters disclosed on the plat of record in Book 4675, Page 82, Register's Office for Davidson County, Tennessee.

Right-of-way for Charlotte Pike.