STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument prepared by:
Hollins & Associates, PLLC (NCH)
401 Church Street, Suite 2720
Nashville, Tennessee 37219

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me on this the 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

Davidson County DEEDQC
Recvd: 07/26/07 09:31 4 pgs
Fees:22.00 Taxes:0.00
20070726-0088687

# QUITCLAIM DEED

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

SEND TAX BILLS TO:
SAME

Map 102-0; Parcel 50

RECITALS:

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **OHM SHIV SHANKAR, INC., a Tennessee corporation** ("GRANTOR"), does hereby quitclaim and convey unto **NASHVILLE WEST SHOPPING CENTER, LLC, a Tennessee limited liability company** (hereinafter, the "GRANTEE"), all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, which include without limitation:

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

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.

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

**IN WITNESS WHEREOF**, the GRANTOR has hereunder set its 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.

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

My Commission Expires: _____ _____
Notary Public

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~~ herself to be Secretary of Ohm Shiv Shankar, Inc., a Tennessee corporation, the within named bargainor, and that she as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such Secretary.

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

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

My Commission Expires: _____ _____
Notary Public

EXHIBIT "A"
Legal Description

Being a tract of land in Nashville, Tennessee, lying in the 20th Council District of Davidson County. Bounded on the west and north by the southern Right of Way (ROW) of Interstate 40; bounded on the east by Lot 7 of Nashville West Shopping Center, Phase 1, as recorded in Instrument Number 20060712-0083994, Register's Office of Davidson County, Tennessee, being the lands of Target Corporation recorded in Instrument Number 20060815-0100268 Register's Office for Davidson County, Tennessee, lands of Nashville West Shopping Center, LLC recorded in Instrument Numbers 20060803-0094774 and 20060803-0094775 being Lot 1 of Mary Napier Ganier et al Property recorded in Plat Book 4675, Page 82, and by Norris R. Hall as recorded in Deed Book 6231, page 387, Register's Office for Davidson County, Tennessee; and bounded on the south by the northern ROW of Charlotte Pike (U.S. Highway 70 North), and more particularly described according to ALTA/ACSM Land Title and Survey by Littlejohn Engineering Associates, Robert M. Searson, RLS# 1666, 1935 21st Avenue S, Nashville, Tennessee 37212 (615) 385-4144, dated August 20, 2006, as revised on June 4, 2007 and being described as follows:

POINT OF BEGINNING being a found concrete ROW monument lying on the intersection of said southern ROW of Interstate 40 and said northern RIGHT-OF-WAY of Charlotte Pike; thence along said ROW of Interstate 40 (width varies) with the following: N14 deg 51 min 17 sec W 164.69 feet to a found concrete RIGHT-OF-WAY monument: thence N12 deg 12 min 56 sec E 221.66 feet to a found concrete RIGHT-OF-WAY monument; thence N43 deg 45 min 51 sec E 192.61 feet to a set point; thence, N43 deg 48 min 52 sec E 315.32 feet to a found concrete ROW monument; thence leaving said ROW of Interstate 40 with the following: S42 deg 06 min 33 sec E 104.74 feet to a found iron rod with "Ragan Smith and Assoc" cap; thence S41 deg 50 min 20 sec E 208.81 feet to a found iron rod with "Ragan Smith and Assoc" cap; thence S24 deg 57 min 09 sec E 110.56 feet to a set point; thence S71 deg 59 min 13 sec W 205.35 min to a set point; thence S17 deg 59 min 51 sec E 200.20 feet to a set point lying on said northern ROW of Charlotte Pike; thence along said ROW of Charlotte Pike (width varies) S72 deg 03 min 44 sec W 503.42 feet to the point of beginning. Tract contains 263,050 square feet or 6.04 acres.

Bearings based on Tennessee State Plane Coordinate System.

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 Encumbrances

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, 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.