This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2007100012

Davidson County DEEDWARR
Recvd: 05/20/08 10:09 2 pgs
Fees:13.00 Taxes:29600.00
20080520-0051627

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $8,000,000.00

Sworn to and subscribed before me this 16th day of May, 2008.

William S. Carman
Affiant

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Ashraya, LLC C/O W. CARMAN 132 3RD AVE S. FRANKLIN, TN 37064	SAME	14200001200

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Prime Quest, LLC, dba The Waterford in Bellevue**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashraya, LLC, a Tennessee limited liability company** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 3, Resubdivision of Lots 9 and 10, Bellevue Professional Park, (name changed to Sawyer Brown Office Park in Surveryor's Certificate of Correction, Bellevue Professional Park of record in Book 7860, Page 24) as shown on plat of record in Plat Book 9700, Page 782 and corrected by Memorandum of Adoptation in Book 11625, Page 879, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said plat prepared by Allen R. Trumbo, TN No. 1127, Dale & Associates, Inc., 516 Heather Pl, Nashville, TN 37204.

Being the same property conveyed to Prime Quest, LLC, by Warranty Deed from Hazel Brown and Gary M. Brown, of record in Book 11149, Page 562, in the Register's Office of Davidson County, Tennessee. Prime Quest, LLC assumed the name The Waterford in Bellevue, in Instrument No. 20061011-0126214, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is improved property known as **8118-B Sawyer Brown Road, Nashville, TN 37221.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, at office, this 16th day of May, 2008.

Prime Quest, LLC dba The Waterford in Bellevue

BY: _____

Muralidhar Bethi, ~~Vice President, CEO~~

STATE OF Tennessee

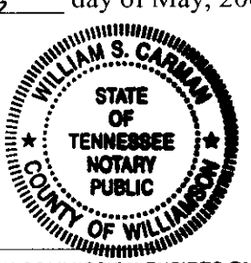
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Muralidhar Bethi, 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 Vice President and CEO of Prime Quest, LLC, dba Waterford in Bellevue, the within named bargainor, a limited liability company, and that he as such Vice President and CEO, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Vice President and CEO.

Witness my hand and seal, this 16th day of May, 2008.

_____

Notary Public



My Commission Expires: _____

MY COMMISSION EXPIRES ON
NOVEMBER 21, 2009