NEW OWNER:
SAIKRUPA HOSPITALITY, LLC
100 Northcreek Boulevard
Goodlettsville, Tennessee 37072

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILENO: 08-0377

SEND TAX BILLS TO:
NEW OWNER

Map 19 Group 14-0 Parcel 16.00

Davidson County DEEDWARR
Recvd: 05/20/08 11:03 4 pgs
Fees:23.00 Taxes:15447.50
20080520-0051680

D E E D

FOR AND IN CONSIDERATION of the sum of Four Million One Hundred Seventy-five Thousand and 00/100 Dollars ($4,175,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **GOODLETTSVILLE MOTEL PARTNERSHIP, L.L.C.,** a Tennessee limited liability company ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **SAIKRUPA HOSPITALITY, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, bound and described as follows, to-wit:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, City of Goodlettsville, being more fully described as follows:

Beginning at a set iron pin in the west right-of-way line of Northcreek Boulevard (a 90' wide road) said point being 241.25 feet southeastwardly more or less from the east right-of-way line of Long Hollow Pike and proceeding as follows:

Southwardly along said right-of-way with a curve to the right having a radius of 471.52 feet, a distance of 269.98 feet to a set iron pin, said curve having a chord bearing and distance of S 17° 54' 11" E, 266.31 feet; thence,

Continuing S 01° 30' 00" E, for a distance of 118.98 feet to a set iron pin, said point being the southeast corner of the herein described tract; thence,

Severing the land of which this is a part, as conveyed to a Northcreek Assoc., Ltd., as recorded in Deed Book 6782, page 355, Register's Office for Davidson County, Tennessee, S 88° 30' 00" W, for a distance of 244.98 feet to a set iron pin; thence,

With a common property line between Northgate Industrial Park, Section Seven, as recorded in Plat Book 5800, page 107, Register's Office for Davidson County, Tennessee, and this one, N 18° 09' 00" W, for a distance of 130.00 feet to a set iron pin, said point being the westerly

property corner of a tract conveyed to Northgate Industrial Park, Section Five, as recorded in Plat Book 5190, page 515, Register's Office for Davidson County, Tennessee; thence,

Along a common property line between above said tract and this one, N 45° 18' 31" W, for a distance of 25.00 feet to a set iron pin, said point begin the southerly corner of a tract conveyed to Northgate Industrial Park, Section Six, as recorded in Plat Book 5210, page 394, Register's Office for Davidson County, Tennessee, and the westerly corner of the herein described tract; thence,

N 42° 33' 16" E, for a distance of 322.62 feet to the point of beginning and containing 75,338 square feet or 1.730 acres of land more or less.

Being the same property conveyed to GOODLETTSVILLE MOTEL PARTNERSHIP, L.L.C. by deed from Universal Goodlettsville, LLC, dated April 10, 2003, , and of record in Instrument #20030410-0047740, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record, more particularly set forth in the "Exhibit A -Permitted Exceptions" attached hereto.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF this 12th day of May, 2008.

GOODLETTSVILLE MOTEL PARTNERSHIP, L.L.C.

BHAVESH V. KUMAR, Manager

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **BHAVESH V. KUMAR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **MANAGER** of **GOODLETTSVILLE MOTEL PARTNERSHIP, L.L.C.**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 12th day of May, 2008.

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 7-27-09

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The actual consideration or value, whichever is greater, for this transfer is **$ 4,175,000.00 .**

AFFIANT

Sworn to and subscribed to before me this the 12th day of May, 2008.

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 7-27-09

EXHIBIT "A"
PERMITTED EXCEPTIONS

1. Property taxes for the current year and subsequent years not yet due and payable.

2. Subject to any matters shown on the plat of record in Plat Book 6200, Page 711.

3. Restrictive covenants of record in Book 7118, Page 938, as amended in Book 7245, page 958, and 8195, page 337, Book 9780, page 183, and in Instrument #20050106-0002035.

4. Easements as set forth in the Easement Agreement of record in Book 7469, Page 433.

5. Public Utility easement of record in Book 7507, page 693.