Bk 31-B
S+R
JHR

This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/30/08 10:48 4 pgs
Fees:23.00 Taxes:22903.00
20080530-0055031

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Parshwanath, LLC c/o Art Shah 1112 Hwy 76 Clarksville, TN 37043	Same	Map 026 01 0 134

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Long Hollow, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantor"), does hereby, transfer and convey unto Parshwanath, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), its successors and assigns, forever, certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit "A" attached.

This property is known as Holiday Inn Express, located at 120 Cartwright Ct., Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 2008 and subsequent years.

2. Subject to applicable zoning and building requirements and all visible easements and encroachments.

3. Matters shown on the Plan of record as Book 8250, page 600, said Register's Office.

4. Restrictive Covenants contained in instrument of record as Book 7116, page 816, said Register's Office.

5. Partial Abandonment of Easement of record as Book 8960, page 292, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 4236, page 713, said Register's Office.

7. Easement of record in Book 4377, page 97, said Register's Office.

8. Lack of direct access to and from controlled access highway.

9. Approval of Plans executed by Parthenon, Inc. in satisfaction of approval requirements set forth in Restrictive Covenants as shown as item 9 above of record in Book 7117, page 884, said Register's Office.

Excepting only the Permitted Exceptions, Grantor further covenants and binds itself, its heirs, successors, and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the Permitted Exceptions set forth above), but not further or otherwise.

IN TESTIMONY WHEREOF, Grantor has caused this deed to be signed by its duly authorized officer, on the 21st day of May, 2008.

LONG HOLLOW, LLC, a
Tennessee limited liability company

By: _____
Charles W. Hand, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Aimee Watson, a Notary Public in and for the County and State aforesaid, personally appeared Charles W. Hand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is the Chief Manager of LONG HOLLOW, LLC, a Tennessee limited liability company (the "Company"), the within named bargainor, and who further acknowledged that he, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Company by himself as Chief Manager.

WITNESS my hand and seal, at office in Nashville, Tennessee, this ___ day of May, 2008.

_____
Notary Public

AIMEE HAND WATSON
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 7.20.10

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $6,190,000.00.

AFFIANT

Sworn to and subscribed before me this 29 day of May, 2008.

Notary Public

My Commission Expires: 7.20.10

AIMEE HAND WATSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat Budgetel Inn, a Consolidation of Lots 1 & 2 of The Resubdivision of Lots 1 and 2 Northgate Park Section 12, of record as Book 8250, page 600, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Long Hollow Associates by deed from Charles W. Hand of record in Book 7112, page 817, said Register's Office. Title is now vested in Long Hollow LLC pursuant to Articles of Conversion of record in Book 9914, page 265, Register's Office for Davidson County, Tennessee.