THIS INSTRUMENT PREPARED BY:
Amy L. Wood, Esq.
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $492,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 15 day of July, 2008.

Notary Public
My Commission Expires: COMMISSION EXPIRES 01/03/2011

Davidson County DEEDWARR
Recvd: 07/16/08 15:36 4 pgs
Fees:23.00 Taxes:1820.40
20080716-0073073

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Ekdant Inc. dba Savoy Motel 1415 Dickerson Pike Nashville, TN 37207	Ekdant Inc. dba Savoy Motel 1415 Dickerson Pike Nashville, TN 37207	Map/Parcel 71-11-36.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Thakorbhai Patel and Jignes T. Patel (collectively the "Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto Ekdant Inc. dba Savoy Motel ("Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Being a tract of land located on the easterly margin of Dickerson Pike in the 5th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee and being more particularly described as follows:

Beginning North 50 degrees 29 minutes 21 seconds East, 16.21 feet from a railroad spike in the East margin of Dickerson Pike, (73.5 R.O.W.) point being the North westerly corner of the Donald E. and Michael E. Wall tract of record

in Instrument No. 200403250033914 R.O.D.C., TN,

Thence, following the Easterly right of way margin of Dickerson Pike North 25 degrees 04 minutes 26 seconds East, 25.10 feet to an iron pin;

Thence, with a curve to the left having a radius of 2905.00 feet, a central angle of 2 degrees 39 minutes 07 seconds, an arc length of 132.76 feet and a chord of North 23 degrees 25 minutes 43 seconds East, 156.23 feet continuing along the East margin of Dickerson Pike and the T. and J.T. Patel property of record in Instrument No. 200510240128333 R.O.D.C., TN, to a point, said point being the Southwest corner of the Patricia E. Wall property recorded in Deed Book 8626, Page 397 R.O.D.C., TN, and also being located South 18 degrees 07 minutes 14 seconds West, 182.05 feet from a railroad spike located on the Easterly right of way margin of Dickerson Road and its intersection with the northerly right of way margin of Gatewood Avenue;

Thence, South 78 degrees 35 minutes 13 seconds East, 256.95 feet along said Patricia E. Wall property South boundary to a point in the West line of 10' Alley No. 2019-10 now closed;

Thence, along the westerly side of said alley South 11 degrees 22 minutes 07 seconds West, 138.99' to a point in the North line of the aforementioned Donald and Michael Wall tract, said point being the Northeast corner of said tract,

Thence, North 81 degrees 13 minutes 02 seconds West, 290.53 feet along the North line of said Donald and Michael Wall tract, to the point of beginning and containing 0.910 acres or 39,624.449 square feet, more or less, according to a survey prepared by Phillip E. Holmes, Jr., RLS # 1728 dated June 30, 2008.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM THAKOR M. PATEL AND WIFE, MADHU T. PATEL TO THAKORBHAI PATEL, MARRIED AND JIGNES T. PATEL, MARRIED AS RECORDED ON THE 24TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051024-0128333 AND WARRANTY DEED FROM RAMESH M. PATEL AND SPOUSE, SHANTA R. PATEL TO THAKOR M. PATEL AND SPOUSE, MADHU T. PATEL AS RECORDED ON THE 26TH DAY OF MAY, 1998 IN BOOK 10944, PAGE 542, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR DOES COVENANT with Grantee that it is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing

whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumber in any manner whatsoever, save and except the following:

1. Davidson County taxes for the year 2008.
2. Any and all existing easements and restrictions as shown of record.

GRANTOR DOES FURTHER COVENANT and bind itself, and successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 15th day of July, 2008.

GRANTOR:

T. M. Patel
THAKORBHAI PATEL

Jignes Patel
JIGNES T. PATEL

STATE OF Florida)
COUNTY OF Duval)

Before the undersigned Notary Public of said County and State, personally appeared Thakorbhai Patel, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Duval, this 14 day of July, 2008.

DAWN M. JANSON
Notary Public - State of Florida
My Commission Expires Jun 18, 2010
Commission # DD 547371
Bonded By National Notary Assn.

Dawn M Janson
Notary Public

My Commission Expires:

STATE OF Florida)
COUNTY OF Duval)

Before the undersigned Notary Public of said County and State, personally appeared Jignes T. Patel, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Duval, this 14 day of July, 2008.

DAWN M. JANSON
Notary Public - State of Florida
My Commission Expires Jun 18, 2010
Commission # DD 547371
Bonded By National Notary Assn.

Dawn M Janson
Notary Public

My Commission Expires: _____