Davidson County DEEDWARR
Recvd: 11/07/08 14:54 2 pgs
Fees:13.00 Taxes:16650.00
20081107-0111074

File #080089RC
This Instrument Was Prepared By:
Realty Center Title & Escrow, LLC
505 Riverfront Parkway
Chattanooga, TN 37402

Address of New Owner:	Send Tax Bills To:	Map Parcel Number
Rajesh Nanda, Puneet Mahan and Laxman Reddy 2401 Brick Church Pike Nashville, TN 37207	SAME	71 - 2/147

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, **Maaria Hotels, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rajesh K. Nanda, as to an undivided sixty percent (60%) interest, Puneet Mahan, as to an undivided ten percent (10%) interest and Laxman Reddy as to an undivided thirty percent (30%) interest,** hereinafter called the Grantee, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

That land situated in Davidson County, Tennessee:

Beginning at an iron pin set in the easterly margin of Brick Church Pike, said pin being the Northwest corner of the herein described property and the Southwest corner of the Jai Prabhu, LLC property of record in Book 10965, Page 159, Register's Office for Davidson County, Tennessee; thence leaving the margin of Brick Church Pike N 75 deg. 18 min. 33 sec. East 135.42 feet to an iron pin set; thence North 11 deg. 18 min. 50 sec. West 112.68 feet to a concrete monument at the Southwest corner of the Hotel South property of record in Book 8815, Page 563, said Register's Office; thence North 76 deg. 57 min. 12 sec. East 316.89 feet to an iron pin; thence North 05 deg. 56 min. 40 sec. East 29.46 feet to an iron pin; thence South 84 deg. 03 min. 20 sec. East 44.00 feet to an iron pin set in the westerly margin of Interstate 65, thence with said margin South 05 deg. 56 min. 40 sec. West 236.63 feet to an iron pin set; thence South 05 deg. 49 min. 21 sec. West 176.40 feet to an iron pin set; thence South 36 deg. 12 min. 13 sec. West 141.57 feet to a concrete highway monument; thence South 35 deg. 51 min. 13 sec. West 64.22 feet to an iron pin at the Northeast corner of McDonald's Corporation property of record in Book 5297, Page 957, said Register's Office; thence leaving the margin of Interstate 65, North 59 deg. 02 min. 11 sec. West 102.94 feet to an iron pin set; thence North 83 deg. 11 min. 52 sec. W 132.16 feet to an iron pin set in the easterly margin of Brick Church Pike; thence with said Margin and a curve to the left having a radius of 996.83 feet, a delta angle of 1 deg. 48 min. 38 sec., a tangent of 15.75 feet, a chord length of 31.50 feet, said chord having a bearing of North 12 deg. 34 min. 33 sec. West and an arc length along said curve of 31.50 feet to an iron pin set; thence continuing along said margin North 13 deg. 28 min. 52 sec. West 247.85 feet to the point of beginning, containing 3.86 acres, more or less, as described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 4, 2000 and revised February 11, 2000, and known as Job No. 990209

Being the same property conveyed to Maaria Hotels, Inc., a Tennessee Corporation by Deed of record in Instrument No. 20070130-0012106 recorded 1/30/2007, Register's Office for Davidson County, TN.

Being the same property conveyed to VN Hotel Investors, LLC a KS LLC by Deed of record in Instrument No. 20050729-0088830 recorded 7/29/2005, Register's Office for Davidson County, TN.

Property Address: 2401 Brick Church Pike
Davidson County, TN

Tax ID / Parcel No. 71-2/147

SUBJECT to any governmental zoning and/or subdivision ordinance or regulation in effect thereon.

SUBJECT to easements, or claims of easements, not shown by the public records.
SUBJECT to all matters shown on Plat recorded in 7900, Page 109.
SUBJECT to easement(s) of record in Book 10264, Page 73 and Book 10264, Page 76, said Register's Office.

TAXES for the year 2008 are to be assumed by the Grantors and Grantees herein.

TO HAVE AND TO HOLD said tract of 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 itself, its 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 this the 30th day of October, 2008.

Maaria Hotels, Inc.

By: Rajesh Mujral

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public of said county and state, Rajesh Mujral, who acknowledges himself to be the President of Maaria Hotels, Inc., the within named bargainor(s), with whom I am personally acquainted or who was proved to me on the basis of satisfactory evidence, and who acknowledged that such person(s), as President of Maaria Hotels, Inc. executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 30th day of October, 2008.

NOTARY PUBLIC

STACY P. HALL
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

My Commission Expires:
3/5/12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,500,000.00.

Rajesh K Mujral
AFFIANT

Subscribed and sworn to before me, this the 30th day of October, 2008.

NOTARY PUBLIC

STACY P. HALL
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

My Commission Expires:
3/5/12