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 $2,651,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 15th day of January, 2009.

Notary Public
My Commission Expires: Aug. 23, 2011

Davidson County DEEDWARR
Recvd: 01/22/09 14:44 4 pgs
Fees:23.00 Taxes:9808.70
20090122-0005601

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Arman Hospitality, Inc. 412 White Bridge Place Nashville, Tennesee 37209	Arman Hospitality, Inc. 412 White Bridge Place Nashville, Tennesee 37209	Map/Parcel 86-293.00.

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, SG Rental, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto Arman Hospitality, Inc., a Tennessee corporation ("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:

Property located at 1414 Princeton Place in the City of Nashville, 14th Councilmanic District of Davidson County, Tennessee. Being shown as parcel 293.00 on Davidson County Property Map 86 and being shown as Lot 1 on the plan of Section 2 Central Pike Subdivision of record in Plat Book 6900, Page 730, R.O.D.C., TN. Being described according to a survey by J. Bruce Rainey, Surveyor #823, dated June 30th, 2008 and updated December 4, 2008, and known as Job No. 08-0070, as follows:

BEGINNING at an existing nail in the curb in the northerly right-of-way of Princeton Place, at the Southeast corner of the herein-described and the Southwest corner of the Penn Maintenance Co. Inc. property of record in Instrument No. 20000619-60848, R.O.D.C., TN. Said point of beginning being located 232.16'± in a westerly direction, as measured along the northerly right-of-way of Princeton Place, from the westerly right-of-way of Old Hickory Blvd. Thence, from said POINT OF BEGINNING, with the right-of-way of Princeton Place and a curve left having a radius of 155.00, a chord of S 64°26'19" W – 127.38', and an arc length of said curve of 131.27' to a PK Nail set in the curb at the end of Princeton Place, a corner to the Allen R. Chancellor property of record in Book 10848, Page 296, R.O.D.C., TN. Thence, with Chancellor's line and continuing with a curve having a radius of 155.00', a chord of S 15°55'52" E – 127.30', and an arc length along said curve of 131.18' to an existing iron pin; Thence S 81°39'33" W – 192.83' to an existing iron pin in the easterly line of the Shurgard-Freeman Hermitage Joint Venture property of record in Book 9516, Page 428, R.O.D.C., TN. Thence with said line, N 06°18'20" W – 310.07' to an existing iron pin at the Southwest corner of the Afco Lodges Hermitage LLC property of record in Book 10917, Page 186, R.O.D.C., TN. Thence with the southerly line of said property, N 84°08'35" E – 330.70' to an existing iron pin, a corner to the Penn Maintenance Co. Inc. property, aforementioned. Thence with said property, N 87°59'39" E – 22.32' to an existing iron pin; Thence S 09°40'30" E – 139.36' to the POINT OF BEGINNING, containing 2.00 acres, more or less.

Being the same property conveyed to SG Rental, LLC, a Tennessee limited liability company by deed from Shankerbhai G. Patel of record in Book 10885, Page 292 on 04/11/1998 and filed for record on 04/14/1998, Register's Office for Davidson County.

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 2009.

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.

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IN WITNESS WHEREOF, Grantor has executed this instrument as of the 15th day of January, 2009.

SG Rental, LLC

By: _____

Printed: Gunvant R. Patel

Title: Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Gunvant R. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Chief Manager of SG Rental, LLC, a Tennessee limited liability company, and is authorized by said company to execute this instrument on its behalf.

Witness my hand, at office, this 15th day of January, 2009.

_____
Notary Public

My commission expires:

August 23, 2011

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011