This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street
Suite 1230
Nashville, Tennessee 37238

BILL GARRETT, Davidson County
Trans:T20090046085 DEEDWARR
Recvd: 07/09/09 10:59 3 pgs
Fees:18.00 Taxes:1202.50
20090709-0064095

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Sai Ram Krupa, LLC 2400 Brick Church Pike Nashville, TN 37207	**SAME**	**Map** 71-02 **Parcel No.** 76, 77, 78, 89 & 201

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BP & V Group, LLC a Tennessee limited liability company, successor in interest to BP & V Group, a Tennessee general partnership**(herein referred to as "Grantor") has this day bargained and sold and, by these presents, do hereby transfer and convey unto **Sai Ram Krupa, LLC, a Tennessee limited liability company** (herein referred to as "Grantee"), its successors and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

See Exhibit "A" attached hereto for legal description.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2009 real estate taxes, which have been assumed by the Grantee.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 7th day of July, 2009.

GRANTOR:
BP & V Group, a Tennessee limited liability company

BY: S. G. PATEL
SURESH G. PATEL, Member

BY: Abraham Varkey
ABRAHAM VARKEY, Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $325,000.00.

AFFIANT

Subscribed and sworn to before me, 7th day of July, 2009.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires SEPT. 3, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the County and State aforesaid, personally appeared SURESH G. PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be a Managing Member of BP & V Group, the within named bargainor, a limited liability company, and that he/she, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by such person as Managing Member.

Witness my hand and official seal, this the 7th day of July, 2009.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 3, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the County and State aforesaid, personally appeared ABRAHAM VARKEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be a Managing Member of BP & V Group, the within named bargainor, a limited liability company, and that he/she, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by such person as Managing Member.

Witness my hand and official seal, this the 7th day of July, 2009.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 3, 2012

EXHIBIT "A"

TRACT NO. 1:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 11, all of Lot No. 12 and the southerly 25 feet of Lot No. 13 on the Map of E. C. Scruggs Subdivision of Lots Nos. 2 and 3 of the W. E. Jones Tract called Avondale Plan of record in Book 57, page 125, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 11, all of Lot No. 12 and part of Lot No. 12 front 123 feet, more or less, on the easterly side of Hampton Street and run back between parallel lines 140 feet to an alley.

TRACT NO. 2:

Land in Davidson County, Tennessee, being part of Lot No. 1 in Scruggs Avondale Plan, as of record in Book 57, page 125, said Register's Office.

Said part of Lot No. 2 fronts 59 feet on the westerly side of the Brick Church Pike and runs back on the south line, with the north line of Stratford Avenue, and on the north side, with the line of Lot No. 2, 140 feet to an alley, and fronts on said alley 46.7 feet, more or less.

TRACT NO. 3:

Land in Davidson County, Tennessee, being Lot No. 14 and the north 25 feet of Lot No. 13 on the Map of E. C. Scruggs Subdivision, of record in Book 57, page 125, Register's Office for said county.

Said Lot and part of said Lot adjoin and front together 75 feet on the easterly side of Hampton Street and run back between parallel lines 140 feet to an alley.

TRACT NO. 4:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of E. C. Scruggs Avondale Subdivision, as of record in Book 57, page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the westerly side of Brick Church Pike and runs back between parallel lines, 140 feet to an alley indicated on Metro Tax Map 71-2, parcel 89.

TRACT NO. 5:

Land in Davidson County, Tennessee, being Lot No 15 on the Map of E. C. Scruggs Avondale Plan, as of record in Book 57, page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the easterly side of Hampton Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to BP & V Group, a Tennessee general partnership by deed dated April 20, 2000 from Shantilal Bhikhabhai Patel and wife, Savitaben Shantilal Patel (jointly as 50%), Atulkumar Shantilal Patel, now Sola (as to 25%), and Sanjiv Kumar Shantilal Patel, now Sola (as to 25%), of record in Instrument No. 20000425-0040831, Register's Office for Davidson County, Tennessee.

This is improved property known as 2400 Brick Church Pike, Nashville, Tennessee 37207.