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

BILL GARRETT, Davidson County
Trans:T20090046412 DEEDWARR
Recvd: 07/10/09 10:33 2 pgs
Fees:13.00 Taxes:2960.00
20090710-0064511

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
JALARAM KRUPA, INC. 3414 Percy Priest Drive Nashville, TN 37214	**Citizens Bank** **Post Office Box 1900** **Elizabethton, TN 37644**	**Map** 97 **Parcel No.** 36.00

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, **MRS, Inc.**, (herein referred to as "Grantor"), a Tennessee corporation, has this day bargained and sold and, by these presents, do hereby transfer and convey unto **JALARAM KRUPA, INC.** (herein referred to as "Grantee"), a Tennessee corporation, its successors and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on Revision 1, Resubdivision of Lot 1, Motel at Percy Priest Drive, a plat which is of record in Instrument No. 20021025-0130968 and revised in Instrument No. 20030110-0004506, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to MRS, Inc., a Tennessee corporation by deed dated November 14, 2002 from Mahesh Zaveri and Rekha Zaveri, husband and wife, of record in Instrument No. 20021121-0145002, Register's Office for Davidson County, Tennessee.

This is improved property known as 3414 Percy Priest Drive, Nashville, TN 37214

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 are prorated.

Grantor further covenants with the Grantee and binds themselves, their succcessors 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 24 day of JUNE, 2009.

GRANTOR:
MRS, Inc., a Tennessee Corporation

X By: Kanta B Patel
Kanta B. Patel, President

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

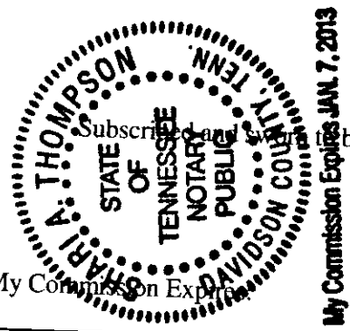
The actual consideration for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me, 24th day of June, 2009.

Notary Public

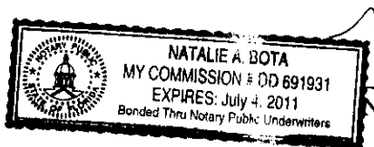
My Commission Expires:



STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Before me, a Notary Public of the State and County aforesaid, personally appeared Kanta B. 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 the President of MRS, Inc., the within named bargainor, a Tennessee corporation, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by him/herself as President. Kanta B. Patel

Witness my hand and official seal, this the 24 day of June, 2009.



Notary Public

My Commission Expires:
7.4.2011

(SEAL)