This Instrument Was Prepared By and When Recorded Mail To:

Richard A. Hayes
P.O. Box 1830
La Quinta, CA 92247

Address of New Owner:

Laxman Reddy Family Trust
12934 Galewood Drive
Apple Valley, CA 92308

Send Tax Bills To:

Rajesh K. Nanda
2401 Brick Church Pike
Nashville, TN 37207

Map Parcel Number:

71-2/147

Quitclaim Deed

Laxman Reddy hereby grants to Laxman Reddy, Prem Reddy, M.D. and Richard A. Hayes, Co-Trustees of the Laxman Reddy Family Trust dated January 10, 2008, which Trust is a revocable living trust, an undivided thirty percent (30%) interest in the real property located in the City of Nashville, County of Davidson, State of Tennessee and legally described in Exhibit A attached hereto and incorporated herein by reference as though set forth in full.

Dated: August 28, 2009

Laxman Reddy

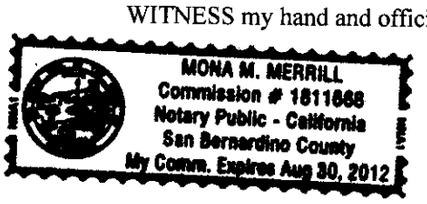
BILL GARRETT, Davidson County
Trans:T20090066131 DEEDQC
Recvd: 09/29/09 09:42 3 pgs
Fees:17.00 Taxes:0.00
20090929-0090219

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

On August 28, 2009, before me, Mona M Merrill, notary public, personally appeared Laxman Reddy, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacities, and that by his signatures on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature _____
Notary Public

EXHIBIT A

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 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, Maaria by Warranty Deed of record in Instrument No. 20081107-0111074 recorded 10/30/2008, Register's Office for Davidson County, TN.

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