Address New Owner:	Send Tax Bills to:	Map-Parcel Number(s):
Gayatri MAA LLC 3731 Pulaski Hwy Cornersville, TN 37047	Gayatri MAA LLC 3731 Pulaski Hwy Cornersville, TN 37047	Map 026 02 Parcel 000200

This Instrument Prepared By:

Andrew C. Alexander, Esq.
R-Roof VI, LLC
605 South Front Street
Columbus, OH 43215
(614) 744-2641

BILL GARRETT, Davidson County
Trans:T20090081002 DEEDWARR
Recvd: 12/01/09 11:08 5 pgs
Fees:28.00 Taxes:9250.00
20091201-0109768

When recorded mail to:

Gayatri MAA LLC
3731 Pulaski Hwy
Cornersville, TN 37047

LIMITED WARRANTY DEED

#7115
Davidson County, TN

R-ROOF VI, LLC, a Delaware limited liability company, having an address of 605 South Front Street, Columbus, Ohio 43215 ("Grantor"), in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, executed to be effective as of November 30, 2009, although actually signed on the dates reflected in the acknowledgement below, has GRANTED, BARGAINED, SOLD, ALIENATED, CONVEYED AND CONFIRMED and by these presents does hereby GRANT, BARGAIN, SELL, ALIENATE, CONVEY

and CONFIRM and by these presents does convey and warrant to Gayatri MAA LLC, a Tennessee limited liability company, with an address at 3731 Pulaski Hwy., Cornersville, TN 37047 ("Grantee"), fee simple title in and to all that certain parcel or parcels of land in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes together with all of Grantor's right, title and interest, if any, in and to all streets and roads abutting the said parcel or parcels (collectively, the "Premises"), subject, however to the encumbrances described on Exhibit B attached hereto (the "Permitted Encumbrances").

TOGETHER WITH all buildings and improvements now located on the Premises, whether below or above grade level, as well as all the fixtures and systems located therein and thereon, (all such buildings, improvements, fixtures and systems being collectively referred to as the "Improvements"), which are intended to be and remain real property and to be and remain the sole and exclusive property of Grantee and its successors and assigns.

Grantor hereby binds itself and its successors to warrant and forever defend the right and title to the Premises and the Improvements unto Grantee, its successors and assigns, against the claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise, subject, however to the Permitted Encumbrances.

TO HAVE AND TO HOLD said Premises and the Improvements, and all privileges and appurtenances including, without limitation, all easements thereto belonging, unto Grantee and its successors and assigns forever.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

STATE OF TEXAS)
)ss:
COUNTY OF HARRIS)

The actual consideration or value, whichever is greater, for this transfer is: $2,500,000

Dorraine Lallani, Affiant

Subscribed and sworn to before me this 13th day of OCTOBER, 2009.

MARI E. ANGELO
Notary Public, State of Texas
My Commission Expires
APRIL 9, 2013

Notary Public

(Print Name) MARI E. ANGELO

My commission expires: APRIL 13, 2013

[SEAL]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the date and year above written.

R-ROOF VI, LLC,
a Delaware limited liability company

By: _____
Name: Dorraine Lallani
Title: Vice President

Dated: 10/13/2009

STATE OF TEXAS)
)ss:
COUNTY OF HARRIS)

The foregoing instrument was acknowledged to me this 13TH day of OCTOBER, 2009, by Dorraine Lallani, Authorized Signatory of R-Roof VI, LLC, a Delaware limited liability company, on behalf of the limited liability company.

MARI E. ANGELO
Notary Public, State of Texas
My Commission Expires
APRIL 9, 2013

Notary Public

MARI E. ANGELO
(Print Name)
My commission expires: APRIL 13, 2013

[SEAL]

110 Northgate Drive
Goodlettsville, TN 37072

EXHIBIT A

Legal Description

A Tract of Land in the City of Goodlettsville, Second Civil District of Metropolitan Nashville, Davidson County, Tennessee known as Lot #6 of Northgate Park, Section Nine as of record in Plat Book 5200, Page 533, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin set in the Westerly Right-of-Way line of Northgate Drive (a 50 foot wide street) which is 302.80 feet as measured along said Right-of-Way line from the intersection of the South Right-of-Way line of Long Hollow Pike and the West right- of-way line of Northgate Drive, said point is also the Southeast corner of Northgate Park, Section Nine, Lot #3, owned by Cracker Barrel Old Country Store as of record in Deed Book 6066, Page 965, Register's Office for Davidson County, Tennessee, and the Northeast corner of the here-on described Tract 1. From the point of beginning along the West right-of-way line of Northgate Drive with a curve to the right a radius of 240.85 feet a distance of 87.47 feet to an iron pin set. Said curve having a chord bearing and distance of S 11 deg. 50' 45.5"W 86.989 feet; thence 2. Continuing with the West right-of- way line of Northgate Drive, S 22 deg. 15' 00" W 224.73 feet to an iron pin set, Said point is the Southeast corner of this tract and a point in the Northerly line of Nashville Outlet Partners Property as of record in Deed Book 6203, Page 803, Register's Office for Davidson County, Tennessee, and also being the end of Northgate Drive right-of-way; thence, 3. Leaving the said right-of-way of Northgate Drive and with the common line of Nashville Outlet Partners Property S 89 deg. 35' 11" W 345.99 feet to an iron pin set at the East right-of-way line of Interstate 65 and the Northwest corner of Nashville Outlet Partners Property also being the Southwest corner of this Tract; thence 4. With the East right-of-way line of Interstate 65 N 00 deg. 24'49" W 74.63 feet to an existing highway monument; thence 5. N 3 deg. 48' 24" W 172.36 feet to an existing highway monument; thence 6. N 5 deg. 26'49" E 30.12 feet to an iron pin set in the Northwest corner of this Tract and the Southwest corner of the Cracker Barrel Old Country Store Property; thence 7. With the common line of Cracker Barrel and this Tract N 87 deg. 37' 08" E 458.45 feet to the Point of Beginning and containing 116,163 square feet or 2.67 acres, more of less.

Being the same property conveyed to R-Roof VI, LLC, a Delaware limited liability company by Deed from Second Berkshire Properties, LLC, a Nebraska limited liability company of record in Instrument No. 20071019-0124194, Register's Office for Davidson County, Tennessee, dated as of September 6, 2007, said Warranty Deed having been corrected by Scrivener's Affidavit of record in Instrument No. 20080414-0037510, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Subject to all matters shown on the Plan of record in Book 5200, page 533, Register's Office for Davidson County, Tennessee.

2. Communication Systems Right of Way and Easement Agreement of record in Book 6896, page 666, Register's Office for Davidson Country, Tennessee.

3. Lack of the right of ingress and egress along the access control fence as described in instrument of record in Book 4951, page 574, Register's Office for Davidson County, Tennessee.