BILL GARRETT, Davidson County
Trans:T20120031343 DEEDQC
Recvd: 04/30/12 12:53 7 pgs
Fees:38.00 Taxes:16039.50
20120430-0036691

This Instrument Prepared By:
William T. Cheek, III
BONE MCALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219
615.238.6308

DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
MILAP Hotels LLC 2227 Hillsboro Boulevard Manchester, Tennessee 37355 Attn: Nayankumar Patel and Shital Patel	SAME	Map 163 Parcel 363 and 367

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Kirby D. Payne, solely in his capacity as Receiver appointed pursuant to that certain Order Appointing Receiver dated October 15, 2010 ("**Order**") in AERL, L.C. v. MMR Crossing, LLC and MMR Crossings, LLC (Chancery Ct. Davidson County, TN, Case No. 10-956-III) ("**Grantor**"), does hereby quitclaim and convey unto MILAP Hotels LLC, a Tennessee limited liability company ("**Grantee**"), all of Grantor's right, title and interest in and to certain property located in Davidson County, Tennessee, and more particularly described as follows ("**Land**"):

See Exhibit A attached to and hereby made a part hereof, on an "as-is" basis subject only to those matters set forth on Exhibit B attached to and hereby made a part hereof.

Property Address:
201 and 210 Crossing Place
Antioch TN

The Land is improved property located at 201 Crossings Place, Antioch, Tennessee and 210 Crossings Place, Antioch, Tennessee.

Said property is conveyed subject to such limitations and encumbrances as may affect the property.

This instrument is prepared without benefit of title search or abstract, and the preparer gives no opinion as to title.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of April, 2012.

Kirby D. Payne, solely in his capacity as Receiver under the Order

STATE OF R.I.)
COUNTY OF Newport)

Personally appeared before me, Vicki Richman, a Notary Public in and for said County and State, Kirby D. Payne, the maker herein named, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained solely in his capacity as Receiver appointed pursuant to that certain Order Appointing Receiver dated October 15, 2010 in AERL, L.C. v. MMR Crossing, LLC and MMR Crossings, LLC (Chancery Ct. Davidson County, TN, Case No. 10-956-III).

WITNESS my hand and seal at office in Tiverton, Newport County, Rhode Island, this 23 day of March, 2012.

NOTARY PUBLIC

VICKI RICHMAN
Notary Public
State of Rhode Island
and Providence Plantations
My Comm. Expires: July 19, 2013

STATE OF R.I.
COUNTY OF Newport

The actual consideration for this transfer is $~~4,300~~4,335,000.00.

AFFIANT as Receiver

Subscribed and sworn to before me, this 23 day of March, 2012.

NOTARY PUBLIC

My Commission Expires:
7/19/13

VICKI RICHMAN
Notary Public
State of Rhode Island
and Providence Plantations
My Comm. Expires: July 19, 2013

EXHIBIT A

LAND

LEGAL DESCRIPTION

File No.: 1110432CTN
[Holiday Dr]

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Lot 1, Section One, The Crossings at Hickory Hollow of record in Plat Book 7900, Page 698, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MMR Crossings, LLC by deed from Dr. Amit Arvind Choksi, Dr. Naveen Srinivas, Pradeep Agnihotri and Vishvinder K. Madan of record in Instrument Number 20070608-0068901, in the Register's Office for Davidson County, Tennessee, dated June 6, 2007.

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File No.: 1110433CTN

[Hampton Inn]

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 3B on the Plan of Resubdivision of Lot 3, Section One, The Crossings at Hickory Hollow of record in Plat Book 9700, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MMR Crossings 1, LLC by deed from Dr. Amit Arvind Choksi, Dr. Naveen Srinivas, Pradeep Agnihotri and Vishvinder K. Madan of record in Instrument Number 20070608-0068906, in the Register's Office for Davidson County, Tennessee, dated June 6, 2007.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Matters revealed by an accurate survey of the Land.

2. Building and zoning laws, ordinances and regulations.

3. Reservations of minerals and mineral rights.

4. The inchoate lien for unpaid real estate taxes and assessments.

5. Easements, covenants, conditions and restrictions which are a matter of public record.

6. Matters identified in Schedule B-2 of that certain Commitment for Title Insurance issued by Title Company dated October 10, 2011 (File No. 1110432CTN).

7. Matters identified in Schedule B-2 of that certain Commitment for Title Insurance issued by Title Company dated October 10, 2011 (File No. 1110433CTN).