This instrument was prepared by:
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Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20130008511 DEEDWARRSP
Recvd: 01/31/13 10:57 5 pgs
Fees:28.00 Taxes:3064.50
20130131-0010097

SPECIAL WARRANTY DEED

FROM: JALARAM KRUPA INC., a Tennessee corporation, Grantor

TO: SHIV LEELA LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Shiv Leela LLC 13010 Old Hickory Boulevard Antioch, Tennessee 37013	Same	Map 97 Parcel 36

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is EIGHT HUNDRED TWENTY-EIGHT THOUSAND TWO HUNDRED FORTY-THREE AND 91/100 DOLLARS ($828,243.91).

KEITH C. DENNEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires December 22, 2013

N.M. Patel
Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of January, 2013.

Keith C. Dennen
Notary Public
My Commission Expires: 11-26-2016

FOR AND IN CONSIDERATION OF the sum of EIGHT HUNDRED TWENTY-EIGHT THOUSAND TWO HUNDRED FORTY-THREE AND 91/100 DOLLARS ($828,243.91), the receipt and sufficiency of which are hereby acknowledged, JALARAM KRUPA INC., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto SHIV LEELA LLC, a Tennessee limited liability

company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 3414 Percy Priest Drive, Nashville, Davidson County, Tennessee 37214.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 28th day of January, 2013.

GRANTOR:

JALARAM KRUPA INC., a Tennessee corporation

By: _____
ATUL KUMAR
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Keith C. Dennen, a Notary Public of said County and State, personally appeared ATUL KUMAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of JALARAM KRUPA INC., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 28th day of January, 2013.

Keith C. Dennen
Notary Public
My Commission Expires: Nov. 26, 2016

KEITH C. DENNEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires December 26, 2016

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Revision 1, Resubdivision of Lot 1, Motel at Percy Priest Drive, as shown on plat of record as Instrument No. 20021025-0130968, as revised in Instrument No. 200301100004506, 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 Jalaram Krupa, Inc., a Tennessee corporation in Instrument 20090710-0064511 Register's Office for Davidson County, TN.

EXHIBIT B

ENCUMBRANCES

1. County and City taxes for 2012, a lien, due and payable, but not delinquent, and all subsequent years.

2. Subject to all matters shown on the Plan of record as Instrument No. 200210250130968, as revised in Instrument Number 200301100004506, Register's Office of Davidson County, Tennessee.

3. Easements for right of way of record in Book 7361, Page 923, Book 5531, page 279 and Book 5569, page 99, in the Register's Office for Davidson County, Tennessee.

4. A Memorandum of Lease dated 12/4/1996 by and between SAI Incorporated (Lessor) and Bellsouth Mobility Inc., (Tenant) of record in Book 10330, page 204, in the Register's Office for Davidson County, Tennessee.

5. Assignment of Lease dated 02/15/2007 by and between Mahnesh Zaveri and Rekha Zaveri, husband and wife (Assignor) and Crown Castle South LLC, (Assignee), in Instrument No. 20070222-0021968 in the Register's Office for Davidson County, Tennessee.