Address New Owner:	Send Tax Bills to:	Map-Parcel Number
SAI Ganesh Inc. 1415 Dickerson Pike Nashville, TN 37207	Same	071110036.00
Return to and prepared by: Bradley Arant Boult Cummings LLP (EHB) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **EKDANT INC.**, a Tennessee corporation ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **SAI GANESH INC.**, a Tennessee corporation ("**Grantee**"), its successors, and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantees, their heirs, successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Davidson County real property taxes for the year 2013 and subsequent years, which have been prorated between the parties and assumed by Grantee.

2. Matters shown on the Plan of record in Book 332, page 53, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3993, page 250, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $400,000.00.

Barbara Lanpins
Affiant

DOLORES HUFF ROE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

Subscribed and sworn to before me this 15th day of November, 2013.

Dolores Huff Roe
Notary Public
My Commission Expires: My Commission Expires NOV. 17, 2014

BILL GARRETT, Davidson County
Trans:T20130097575 DEEDWARR
Recvd: 11/15/13 14:27 4 pgs
Fees:23.00 Taxes:1480.00
20131115-0118412

4. Subject to an alley closing and any easement(s) retained in Ordinance No. 096-475, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their successors and assigns against the lawful claims of all persons.

This is improved property known as 1415 Dickerson Pike, Nashville, Davidson County, Tennessee.

[Signatures on following page]

Executed this 13TH day of NOVEMBER, 2013.

EKDANT INC., a Tennessee corporation

By: N. P. Patel
Nimeshkumar Patel, President

STATE OF TEXAS)
COUNTY OF San Patricio)

Before me, Claudia Soliz [INSERT NAME OF NOTARY], a Notary Public of the State and County aforesaid, personally appeared Nimeshkumar Patel, 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 of Ekdant Inc., a Tennessee corporation, the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand, at office, this 13 day of November, 2013.

CLAUDIA SOLIZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-21-15

Notary Public
My Commission Expires: 6-21-15

7/3235511.1
106321-301038

EXHIBIT "A"

Land in the County of Davidson, State of Tennessee, and further described as follows:

Being a tract of land located on the easterly margin of Dickerson Pike in the 5th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being more particularly described as follows:

Beginning North 50 degrees 29 minutes 21 seconds East, 16.21 feet from a railroad spike in the East margin of Dickerson Pike, (73.5 R.O.W.) point being the northwesterly corner of the Donald E. and Michael E. Wall tract of record in Instrument No. 20040325-0033914, R.O.D.C., TN;

Thence, following the easterly right-of-way margin of Dickerson Pike North 25 degrees 04 minutes 26 seconds East, 25.10 feet to an iron pin;

Thence, with a curve to the left having a radius of 2905.00 feet, a central angle of 2 degrees 39 minutes 07 seconds, an arc length of 132.76 feet and a chord of North 23 degrees 25 minutes 43 seconds East, 156.23 feet continuing along the east margin of Dickerson Pike and the T. and J. T. Patel property of record in Instrument No. 20051024-0128333, R.O.D.C., TN, to a point, said point being the southwest corner of the Patricia E. Wall property recorded in Book 8626, Page 397, R.O.D.C., TN, and also being located South 18 degrees 07 minutes 14 seconds West, 182.05 feet from a railroad spike located on the easterly right-of-way margin of Dickerson Road and its intersection with the northerly right-of-way margin of Gatewood Avenue;

Thence, South 78 degrees 35 minutes 13 seconds East, 256.95 feet along said Patricia E. Wall property south boundary to a point in the west line of 10' Alley No. 2019 now closed;

Thence, along the westerly side of said alley South 11 degrees 22 minutes 07 seconds West, 138.99' to a point in the north line of the aforementioned Donald and Michael Wall tract, said point being the northeast corner of said tract,

Thence, North 81 degrees 13 minutes 02 seconds West, 290.53 feet along the north line of said Donald and Michael Wall tract, to the point of beginning and containing 0.910 acres or 39,624, 449 square feet, more or less, according to a survey prepared by Phillip E. Holmes, Jr., RLS # 1728, dated June 30, 2008.

Being the same property conveyed to EKDANT INC. d/b/a Savoy Motel by deed of record in Instrument No. 20080716-0073073, dated July 15, 2008, said Register's Office.

TOGETHER with that portion of Alley No. 2019 closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 096-475 in the County Court Clerk's Office for said County.