SEND TAX BILLS TO NEW OWNER:

COLLINS PARK HOTEL GENERAL PARTNERSHIP
400 COLLINS PARK DRIVE
ANTIOCH, TN 37013

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 N Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-0095

Map & Parcel #16300018600

BILL GARRETT, Davidson County
Trans:T20140014392 DEEDQC
Recvd: 03/03/14 10:38 3 pgs
Fees:17.00 Taxes:0.00
20140303-0017680

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **M. BHIKHA, LLC, a Tennessee limited liability company,** has this day bargained and sold and does hereby quitclaim and convey unto **COLLINS PARK HOTEL GENERAL PARTNERSHIP, a Tennessee General Partnership,** its successors and assigns, forever, all of its right, title, interest in and to the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

TRACT NO. 1:
Land in Davidson County, Tennessee, being **Lot No. 2** on the Plan of Bellwood Acres, of record in Book 4460, Page 195, in the Register's Office for Davidson County, Tennessee, and described according to a survey dated September 29, 1997, prepared by J. Bruce Rainey, RLS No. 823, Land Development Consultants, 116 Maple Row Blvd., Hendersonville, TN 37075, as follows:

Beginning at an iron pin on the Southerly boundary of the Seaboard Systems Railroad Property, and being the Northwest corner of Lot No. 1 on the Plan of Bellwood Acres and also being the Northeast corner of the property described herein; thence leaving the said Southerly boundary of the Seaboard Systems Railroad property and with the westerly line of the said Lot No. 1, also being the Bobby Lawson Property as of record in Book 7328, Page 291, said Register's Office, South 31 deg. 59 min. 20 sec. West 192.63 feet to an iron pin in the Northerly right of way of I-24; thence along the said right of way North 62 deg. 09 min. 54 sec. West 359.99 feet to an iron pin; thence North 54 deg. 28 min. 42 sec. West 310.15 feet to an iron pin; thence leaving the right of way of I-24, and along the Easterly boundary of the Bobby Lawson Property of record in Book 8011, Page 117, said Register's Office, North 31 deg. 54 min. 02

sec. East 148.30 feet to an iron pin; thence North 32 deg. 02 min.25 sec. East 50.05 feet to an iron pin in the Southerly boundary of the Seaboard Systems Railroad Property; thence along the said Southerly boundary of South 58 deg. 07 min. 04 sec. East 668.79 feet to the point of beginning.

TRACT NO. 2:
An access and utility easement for the benefit of Tract No. 1 over and across Lot No. 1 of Bellwood Acres, as shown on the Plan of Bellwood Acres of record in Book 4460, Page 195, in the Register's Office for Davidson County, Tennessee, described according to a survey dated September 29, 1997, prepared by J. Bruce Rainey, RLS No. 823, Land Development Consultants, 116 Maple Row Blvd., Hendersonville, TN 37075, as follows: Beginning at a point North 32 deg. 00 min. East from the Southeastern most corner of Tract No. 1 described above; thence North 32 deg. 00 min. East 25.0 feet to a point; thence South 58 deg. 00 min. East 86.94 feet to a point; thence South 73 deg. 58 min. East 22.43 feet to a point; thence North 84 deg. 37 min. East 123.48 feet to a point; thence South 58 deg. 00 min. East 107.30 feet to a point in the Westerly margin of Bell Road; thence with the said margin South 45 deg. 39 min. West 24.00 feet to a point; thence leaving the said margin, North 58 deg. 00 min. West 83.50 feet to a point; thence along a curve to the left with a radius of 22 feet a distance of 14.35 feet to a point; thence South 84 deg. 37 min. West 109.43 feet to a point; thence along a curve to the right with a radius of 30 feet a distance of 11.21 feet to a point; thence North 73 deg. 58 min. West 230.00 feet to a point; thence North 58 deg. 00 min. West 90.45 feet to the point of beginning.

Being the same property conveyed to **M. Bhikha, LLC**, by Quitclaim Deed from Atul Kumar (a/k/a Ash Kumar), dated November 18, 2006, and of record at Instrument Number 20061129-0147206, and by Quitclaim Deed from Chandubhai M. Patel and Urmilaben C. Patel, dated November 28, 2006 of record at Instrument Number 20061129-0147204, and by Quitclaim Deed from Vinodbhai M. Patel and Anjanaben V. Patel dated November 28, 2006, of record at Instrument Number 20061129-0147205, all in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of 400 Collins Park Drive, Antioch, TN 37013.

THIS CONVEYANCE is made subject to taxes, restrictions, easements, rights-of-way, and roadways, zoning and other matters as may affect the premises.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by their duly authorized representative, this the 25th day of February, 2014.

M. BHIKHA, LLC

By: _____
Chandubhai M. Patel, Manager

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CHANDUBHAI M. PATEL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **MANAGER** of **M. BHIKHA, LLC,** the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office, this 25th day of February, 2014.

_____
NOTARY PUBLIC

My commission expires: 10/18/15

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration for this transfer is $ - 0 - .

_____
AFFIANT

Sworn to and subscribed to before me this 25th day of February, 2014.

_____
NOTARY PUBLIC

My commission expires: 10/18/15

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY