This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s):
GGS (HI) Inc.
City Financial Tower
Suite 904
201 Merchant Street
Honolulu, Hawaii 96813

Send Tax Bills to:
Same

Map: 095-10-0
Parcel: 128.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions provided for in that certain Deed of Trust dated June 24, 1989, to Chicago Title Company, Trustee, executed by Sunbird System Co., Ltd., as same appears of record in Book 7916, page 788, Register's Office for Davidson County, Tennessee, as amended; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Chicago Title Company, as Trustee under said Deed of Trust and has nominated and appointed Jack F. King, Jr. as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8230, page 636, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Jack F. King, Jr., Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid and the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on November 8, 1990, and subsequent insertions appearing on November 15, 1990, and November 22, 1990, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on November 30, 1990, at 12:00 o'clock noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale

in accordance with all the terms and requirements in the above referenced instrument and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to GGS (HI) Inc. at and for the sum of Five Million Five Hundred Thousand and no/100 Dollars ($5,500,000.00), which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the application and payment by GGS (HI) Inc., of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Jack F. King, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said GGS (HI) Inc., its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN

This is improved property known as 2425 Atrium Way and formerly known as the Lexington Hotel Suites.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto GGS (HI) Inc., its successors and assigns, in fee simple forever. The said Jack F. King, Jr., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Jack F. King, Jr., as Substitute Trustee, has executed this instrument on the 3rd day of December, 1990.

Jack F. King Jr.

JACK F. KING, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jack F. King, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3rd day of December, 1990.

NOTARY PUBLIC

My commission expires: 9-24-94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $5,500,000.

Affiant

Sworn to and subscribed before me, this 3rd day of December, 1990.

Notary Public

My commission expires: 9-24-94

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 9 of The Atrium, Phase Two, Part One of record in Plat Book 6250, pages 82 and 83, Register's Office for Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated May 1, 1984, and revised June 14, 1984 and known as Job No. 83-364, on June 14, 1984, June 19, 1984 and July 26, 1984, as follows:

BEGINNING at a concrete monument in the easterly margin of Briley Parkway, being the northwesterly corner of The Atrium, Phase Two, Part One of record in Plat Book 6250, Pages 82 and 83, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Briley Parkway South 76° 00' 00" East 382.41 feet to a concrete monument in the westerly margin of Atrium Way; thence with said margin of Atrium Way the following calls; with a curve to the right, having a radius of 2,370.00 feet, and a long chord of 251.92 feet, said chord having a bearing of South 32° 28' 30" West, a distance of 252.03 feet along the curve to a concrete monument; thence South 35° 31' 18" West 124.73 feet to an iron pin; thence leaving Atrium Way, North 76° 00' 00" West 244.75 feet to an iron pin in said margin of Briley Parkway; thence with said margin of Briley Parkway with a curve to the right, having a radius of 2765.88 feet, and a long chord of 355.17 feet, said chord having a bearing of North 12° 03' 14" East a distance along the curve of 355.42 feet to the point of beginning, containing 2.62 acres, more or less.

Being the same property conveyed to Sunbird System Co., Ltd., a Japanese corporation, by deed from CCNC, Inc., a Texas corporation, of record in Book 7916, page 783, Register's Office for Davidson County, Tennessee and being the same property conveyed by Sunbird System Co., Ltd. to Chicago Title Company, trustee by Deed of Trust of record at Book 7916, page 788, Register's Office for

Davidson County, Tennessee, Jack F. King, Jr. having been appointed Substitute Trustee by instrument of record at Book 8230, page 636, said Register's Office.

76695

IDENTIF. REFERENCE

DEC 3 3 12 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

5727 12/03 0101 03CHECK 18166-00

6:JFK1129901.WP

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8248 PAGE 413

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
5500000.00
CON TX 18150.00
PRFEE 1.00
MDEED 15.00
TOTAL 18166.00
CHECK 18166.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/03/90 01 15:12 0001 5727

7.66695

IDENTIF. REFERENCE

DEC 3 3 12 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378204