PICK-UP

This instrument prepared by:
Joseph V. Ferrelli
Attorney at Law
104 Woodmont Blvd, #115
Nashville, TN 37205

NO MORTGAGE
New Owner – Send Tax Bills:
RIA Investments, LLC
1274 Murfreesboro Road,
Nashville, TN 37217
Map 120-6
Parcels 33 and 48

Davidson County DEEDTRS
Recvd: 04/29/02 11:56 3pgs
Fees:18.00 Taxes:2775.00
20020429-0052156

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 24, 1998, Warren H. Wild was named Trustee in a Deed of Trust of even date executed by Parbhu Investments, LLC, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure payment of $1,520,000.00 principal and interest at 7.71% per annum on the unpaid balance, said Deed of Trust being recorded in Book 10992, Page 304 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Joseph V. Ferrelli, was appointed Substitute Trustee under said Deed of Trust by instrument of record as Instrument Number 20020110-0004107 in the Register's Office for Davidson County, Tennessee; I, Joseph V. Ferrelli, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: January 17, 2002/January 24, 2002/January 31, 2002, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on February 8, 2002, at 11:00 A.M., at the front door of the courthouse, Davidson County, Tennessee, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time RIA Investments, LLC, 821 Murfreesboro Road, Suit 507, Nashville, TN 37217 submitted the highest and best bid in the amount of $750,000.00.

NOW, THEREFORE, in consideration of the premises, I, Joseph V. Ferrelli, Substitute Trustee, do hereby sell, transfer, and convey to RIA Investments, a Tennessee Limited Liability Company, its successors and assigns, in fee simple, and in bar of all equities above mentioned, the following described property, to-wit:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

LAND in Nashville, Davidson County, Tennessee, being Lot 1, on the Plan of Sky Harbor Subdivision, recorded in Plat Book 5210, Page 387, Register's Office for said Davidson County, and Lot 2 on the First Revision of the Re-subdivision of Lot 2, Sky Harbor Subdivision, recorded in Plat Book 6200, Page 398, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING in the north right of way of Murfreesboro Road, approximately 338 feet, more or less, northwest of the intersection of the extension of said Murfreesboro Road and the west right of way McGavock Pike;

THENCE with said right of way of Murfreesboro Road, along a curve to the right having radius of 3790.3 feet, a distance of 124.04 feet to the easterly right of way of the CSX Transportation, Inc. railroad;

THENCE leaving Murfreesboro Road and along railroad right of way N 20° 00' 29" E, 6.24 feet;

THENCE along a curve to the right, having a radius of 512.96 feet, a distance of 562.51 feet;

THENCE continuing along said railroad right of way N 82° 50' 17" E, 12.25 feet to the west right of way of McGavock Pike;

THENCE along said McGavock Pike S 04° 45' 00" W, 262.35 feet to the northeast corner of Lot 1 shown on the Plan of the First Revision of the Resubdivision of Lot 2, Sky Harbor Subdivision, Plat Book 6200, page 398, R.O.D.C.;

THENCE leaving the right of way of McGavock Pike N 55° 44' 00" W, 111.27 feet;

THENCE N 04° 22' 49" E, 68.71 feet;

THENCE N 55° 44' 00" W, 25.00 feet;

THENCE S 34° 18' 00" W, 361.63 feet to the point of beginning and containing 1.69 acres, more or less.

The address of the property is 1274 Murfreesboro Road, Nashville, Tennessee.

I, Joseph V. Ferrelli, Substitute Trustee, convey to RIA Investments, LLC all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute trustee, may lawfully make, all my actions in the premises being solely as Substitute trustee and not otherwise under the power vested in me under said Deed of Trust herein referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, this 8TH day of February 2002.

Joseph V. Ferrelli,
as Successor Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph V. Ferrelli, a Successor Trustee, the bargainer, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8TH day of February 2002.

Barbara Kemp
Notary Public

My Commission Expires: 05/28/03

The actual consideration or value, whichever is greater for this transfer, is $750,000.00.

Affiant

Barbara Kemp
Notary Public

My Commission Expires: 05/28/03

Return to: Joseph V. Ferrelli
Attorney at Law
104 Woodmont Blvd, #115
Nashville, TN 37205