Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Sumner Ventures, Inc. 130 Maple Drive North Hendersonville, TN 37075	Same	095-00-0-116.00

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (RGJ)
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

Davidson County DEEDTRS
Recvd: 06/27/03 12:40 4pgs
Fees:23.00 Taxes:29045.00
20030627-0089342

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Elite Properties, LLC by Deed of Trust, Assignment of Leases and Security Agreement (the "Deed of Trust") dated August 2, 2000, of record as Instrument No. 20000919-0093148, transferred and conveyed to T. Wayne Hood, Trustee, the property described in Exhibit A hereto, said Deed of Trust having been assigned to Moore & Associates, Inc., by that Assignment of Deed of Trust, Assignment of Leases and Security Agreement dated May 23, 2003, of record as Instrument No. 20030527-0071427 said Register's Office; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust , said Appointment of Successor Trustee being of record as Instrument No.20030610-0080279, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $7,850,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2003.

NOTARY PUBLIC
My Commission Expires: 10/25/03

BARBARA K. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven o'clock (11:00 a.m.), June 27, 2003, outside the door of the Register of Deeds Office located at 501 Broadway, Suite 501, Gaylord Entertainment Center, in Nashville, Tennessee, when and where Sumner Ventures, Inc., a Tennessee corporation ("Grantee"), became the last and highest bidder for cash at the price of Seven Million Eight Hundred Fifty Thousand and No/100 Dollars ($7,850,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Roger G. Jones, Successor Trustee, hereby conveys the Property to the Grantee and the Grantee's heirs, successors and/or assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Roger G. Jones, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

The street address of the Property is 412 Royal Boulevard, Nashville, Davidson County, Tennessee

Words used herein indicating number or gender shall be read as context may require.

Dated this 27th day of June, 2003.

Roger G. Jones, as Successor Trustee, and not otherwise

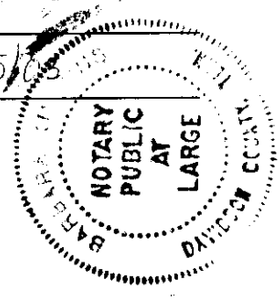
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins, a Notary Public in and for said County and State, the within named Roger G. Jones, Successor Trustee, the bargainor, 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 27th day of June, 2003.

Barbara Kimmins
Notary Public
My Commission Expires: 10/25/[illegible]



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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the plat of Resubdivision of Weldon B. White, Jr., Trustee Subdivision of record in Book 7900, page 893, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Elite Properties, LLC by deed of record as Instrument No. 20000703-0066176, and rerecorded as Instrument No. 20000718-0071043 said Register's Office.