Davidson County DEEDTRS
Recvd: 07/09/04 15:40 3pgs
Fees:18.00 Taxes:5661.00
20040709-0082116

FROM: Stephen C. Baker, Substitute Trustee

TO: Suketu Chokshi and wife, Dipti Chokshi

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Suketu Chokshi and Dipti Chokshi	(same)	Map 19-14; Parcel 17

This instrument prepared by: Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,530,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2004.

Notary Public

My Comm. Expires: 7/21/07

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Commercial Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, dated June 30, 1999, of record in Book 11567, page 249, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", JASS, LLC, a Tennessee limited liability company, conveyed to Thomas E. Stewart, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 1:00 P.M., on Tuesday, July 6, 2004, at the entrance door of the temporary Register of Deeds Office

located in the Gaylord Entertainment Center at 501 Broadway, Nashville, Davidson County, Tennessee, at public outcry, for cash to the highest bidder, free from any equity of redemption and all other rights of redemption, including the statutory right of redemption under §66-8-101, Tenn. Code Ann., homestead, dower, curtesy and all other exemptions, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in THE NASHVILLE CITY PAPER, a newspaper of general circulation in Davidson County, Tennessee, on June 11, 18, and 25, 2004; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Suketu Chokshi was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Suketu Chokshi, acknowledges receipt of the sum of One Million Five Hundred Thirty Thousand and No/100 Dollars ($1,530,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Suketu Chokshi and wife, Dipti Chokshi, their heirs and assigns, the following described real estate in Davidson County, Tennessee:

> Lot No. 6 on the final plat, Section 5, Northcreek Commons of record in Plat Book 7900, page 441, of the Register's Office for Davidson County, Tennessee, together with a 20-foot wide non-exclusive easement for the purposes of surface water drainage as defined in instrument of record in Book 8746, page 779, of the Register's Office for Davidson County, Tennessee.
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> Being the same property conveyed to JASS, LLC, a Tennessee limited liability company, by deed from Suman B. Patel and wife, Sharda S. Patel, of record in Book 11512, page 171, Register's Office for Davidson County, Tennessee.
>
> INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED FROM THIS SALE is the following described tract of land:
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> Beginning at the point of intersection of the existing east margin of Conference Drive and the south boundary of the Treetop Enterprises, Incorporated property, said point of intersection being 41.11 feet right of Conference Drive proposed centerline station 11+911.752; thence with said boundary North 73 degrees 42 minutes 44 seconds East 1 foot more or less to a point, said point being 42.32 feet right of Conference Drive proposed centerline station 11+911.724; thence with the proposed east margin of said road having a 747.70 foot radius curve right and southerly 107.98 feet to a point; thence with said existing margin having a curve left and northerly 108 feet more or less to the point of beginning, containing 79 square feet.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Suketu Chokshi and wife, Dipti Chokshi, their heirs and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Suketu Chokshi and wife, Dipti Chokshi, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

ADDITIONALLY, Stephen C. Baker, Substitute Trustee, as agent for General Electric Capital Business Asset Funding Corporation hereby quitclaims, transfers and conveys to Suketu Chokshi and wife, Dipti Chokshi, with no warranty or representations as to priority of title, physical condition, quiet enjoyment or the like, all of the interest of General Electric Capital Business Asset Funding Corporation, as secured party, in and to all fixtures and personal property of JASS, LLC located on or used in connection with the operation of the motel located on the above-described property.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 8th day of July, 2004.

Stephen C Baker, Substitute Trustee

Stephen C. Baker, Substitute Trustee

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 Stephen C. Baker, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of July, 2004.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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