Davidson County DEEDTRS
Recvd: 05/27/05 16:07 3 pgs
Fees:18.00 Taxes:5531.50

20050527-0060416

This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Addresses New Owners:	Send Tax Bills To:	Map-Parcel Numbers
Bank Tennessee 1125 West Poplar Collierville, Tennessee 38017	Same	071-02-0-147.00

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 19, 2000, of record as Instrument No. 200007200071782, Register's Office for Davidson County, Tennessee, Sunrise Hospitality, LLC d/b/a Quality Inn & Suites conveyed the property hereinafter described to William Grady McDonald, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and Bank Tennessee, the lawful owner and holder of said indebtedness, having declared all of the unpaid balance due and payable called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, Bank Tennessee, the lawful owner and holder of said indebtedness did appoint David Cañas, Substitute Trustee by instrument of record in Instrument No. 20041021-0126590, and said Substitute Trustee did give notice of the time and place of sale by publication in *The Nashville Record*, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on April 21st, April 28th and May 5th, 2005, respectively;

WHEREAS, pursuant to the terms of said notice and deed of trust, the undersigned, David Cañas, Substitute Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the equitable and statutory rights of redemption and homestead, on May 13, 2005, at 12:00 noon at the south door of the Ben West Building, 100 James Robertson Parkway, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Bank Tennessee, an institution organized and existing under the laws of the State of Tennessee, was the highest and best bidder, the amount of its bid being in the sum of One Million Four Hundred Ninety-five Thousand and 00/100 Dollars ($1,495,000.00).

NOW, THEREFORE, in consideration of the premises:

I, David Cañas, as Substitute Trustee, have bargained and sold, and by these presents do transfer and convey unto Bank Tennessee, its successors and assigns, the property in Davidson County, Tennessee, to-wit:

BEGINNING at an iron pin set in the easterly margin of Brick Church Pike, said pin being the Northwest corner of the herein described property and the Southwest corner of the Jai Prabhu, LLC property of record in Book 10965, page 159, Register's Office for Davidson County, Tennessee; thence leaving the margin of Brick Church Pike N 75 deg. 18 min. 33 sec. East 135.42 feet to an iron pin set; thence, North 11 deg. 18 min. 50 sec. West 112.68 feet to a concrete monument at the Southwest corner of the Hotel South property of record in Book 8815, page 563, said Register's Office; thence, North 76 deg. 57 min. 12 sec. East 316.89 feet to an iron pin; thence, North 05 deg. 56 min. 40 sec. East 29.46 feet to an iron pin; thence, South 84 deg. 03 min. 20 sec. East 44.00 feet to an iron pin set in the westerly margin of Interstate 65, thence with said margin South 05 deg. 56 min. 40 sec. West 236.63 feet to an iron pin set; thence, South 05 deg. 49 min. 21 sec. West 176.40 feet to an iron pin set; thence, South 36 deg. 12 min. 13 sec. West 141.57 feet to a concrete highway monument; thence, South 35 deg. 51 min. 13 sec. West 64.22 feet to an iron pin at the Northeast corner of McDonald's Corporation property of record in Book 5297, page 957, said Register's Office; thence, leaving the margin of Interstate 65, North 59 deg. 02 min. 11 sec. West 102.94 feet to an iron pin set; thence North 83 deg. 11 min. 52 sec. W 132.16 feet to an iron pin set in the easterly margin of Brick Church Pike; thence with said Margin and a curve to the left having a radius of 996.83 feet, a delta angle of 1 deg. 48 min. 38 sec., a tangent of 15.75 feet, a chord length of 31.50 feet, said chord having a bearing of North 12 deg. 34 min. 33 sec. West and an arc length along said curve of 31.50 feet to an iron pin set; thence continuing along said margin North 13 deg. 28 min. 52 sec. West 247.85 feet to the point of beginning, containing 3.86 acres, more or less, as described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 4, 2000 and revised February 11, 2000, and known as Job No. 990209.

BEING the same property conveyed to Sunrise Hospitality, LLC, by deed from Criimi Mae Brick Church, Inc. of record in Instrument No. 200007200071781, Register's Office for Davidson County, Tennessee.

Street Address: 2401 Brick Church Pike, Nashville, Tennessee 37075

This conveyance is made subject to unpaid taxes, deeds of trust, restrictions, easements, and set back lines and all other matters of public record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to Bank Tennessee its successors and assigns, forever.

I, David Cañas, as Substitute Trustee, under the said Deed of Trust of record in Instrument No. 200007200071782, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto Bank Tennessee its successors and assigns, all of the right, title and interest in and to said property vested in me, and which I have right to transfer, in as full and ample a manner as I as Substitute Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand as Trustee this 23rd day of May, 2005.

David Cañas, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tammie S. Wills, a Notary Public of said county, David Cañas, Substitute Trustee, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2005.

TAMMIE S. WILLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
1.27.2007

STATE OF TENNESSEE)
COUNTY OF Shelby)

The actual consideration or value, whichever is greater, for this transfer, is One Million Four Hundred Ninety-five Thousand and 00/100 Dollars ($1,495,000.00) but this Deed contains no warranties.

Ben E Tennessee

AFFIANT
CR Zwerdler
Sr Vice President

Sworn and subscribed to before me
this 26 day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 8/3/08

KAREN JO JERNIGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. AUG. 3, 2008