Davidson County DEEDTRS
Recvd: 06/09/05 11:18 3 pgs
Fees:18.00 Taxes:3145.00

20050609-0066007

FROM: Stephen C. Baker, Substitute Trustee

TO: STAR INVESTMENTS, LLC, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
STAR INVESTMENTS, LLC 1121 BELL ROAD ANTIOCH TN 37013	(same)	Map 163; Parcel 374

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 $850,000.00.

Affiant

Subscribed and sworn to before me, this the 8th 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 January 6, 2000, of record as Instrument No. 20001210007387, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Sharp, 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 1:20 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, STAR INVESTMENTS, LLC, a Tennessee limited liability company, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Mahesh Kisan, as agent for STAR INVESTMENTS, LLC, a Tennessee limited liability company, acknowledges receipt of the sum of Eight Hundred Fifty Thousand and No/100 Dollars ($850,000.00), 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 STAR INVESTMENTS, LLC, a Tennessee limited liability company, its successors and assigns, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 2 of the Scottish Inns Resubdivision of Lot 1, as of record in Book 8250, page 787, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Sharp, LLC, a Tennessee limited liability company, by deed from Suman B. Patel and wife, Sharda S. Patel, of record in Book 11512, page 173, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to STAR INVESTMENTS, LLC, a Tennessee limited liability company, its successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto STAR INVESTMENTS, LLC, a Tennessee limited liability company, 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 STAR INVESTMENTS, LLC, a Tennessee limited liability company, 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 Sharp, 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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