THIS INSTRUMENT PREPARED BY:
Peter Weiss, Attorney
Weiss & Weiss, Attorney at Law
Suite 301
761 Old Hickory Boulevard
Brentwood, Tennessee 37027

Davidson County DEEDTRS
Recvd: 01/03/06 15:12 5 pgs
Fees:28.00 Taxes:791.80
20060103-0000702

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust (hereinafter referred to as the "Deed of Trust") dated May 25, 2001, and recorded in Instrument No. 20010611-0061082, in the Register's Office of Davidson County, Tennessee, Bimal Patel, Maya Patel, Jyotshna Patel and Kirit Patel conveyed to Homey Aminmadani, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, by instrument of record in Instrument No. 20040513-0056214, in said Register's Office, 101 Construction Company, the lawful owner and holder of said indebtedness, appointed Peter Weiss, Successor Trustee, to succeed to all the rights, title and powers conferred on the Trustee originally named; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the lawful owner and holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said 101 Construction Company, as the creditor and holder of the said indebetness, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by advertisement which appeared in the Nashville Record on March 3rd; March 10th; and, March 17, 2005, the sale was appointed to be held on the 25th. day of March, 2005, at 1:00 P.M. CST, at the main Gaylord Entertainment Center exterior entrance to the Office of the Davidson County Register of deeds, said entrance being located at 501 Broadway, Nashville, Tennessee 37203; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Atul Kumar, whose address is 13010 Old Hickory Boulevard, Antioch, Tennessee 37013, at and for the sum of Two Hundred Fourteen Thousand and 00/100 ($ 214,000.00) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by Atul Kumar, of the sum of money bid, said sum being credited to the indebtedness secured by the Deed of Trust, receipt of which is hereby acknowledged, the undersigned, Peter Weiss, Successor Trustee, does hereby bargain, sell and convey to the said Atul Kumar, his heirs, successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

Land in the Fourth Civil District of Davidson County, Tennessee, as follows:

BEING situated in the southwest quadrant of the intersection of Interstate Route 40, East and Old Hickory Boulevard, (a portion of which is as Reserved Parcel A on the Revised Plan of Priest Lake Center, Section Two, as recorded in Book 4715, Page 132, said Register's Office) and described as follows, according to a survey by Alley, Brown & Pate Engineers, dated June 9, 1970:

BEGINNING at a point in the southwesterly margin of Old Hickory Boulevard and at the southwest corner of property conveyed to Humble Oil & Refining Company by deed for record in Book 3862, Page 689, Register's Office for said County, said point being further described as the southwesterly boundary of property conveyed to the State of Tennessee by deed of record in

Book 3342, Page 509, said Register's Office; thence with the southwesterly margin of Old Hickory Boulevard and the southwesterly boundary of property conveyed to the State of Tennessee as aforesaid, South 40° 52' East 389.50 feet to a point; thence South 83° 22' West 300 feet to a point; thence South 6° 38' East 116.04 feet to a fence in the northerly line of property conveyed to J. M. Yearwood and Wife, Mary E. Yearwood, by deed of record in Book 2484, Page 617, said Register's Office; thence with the northerly boundary of the said J. M. Yearwood property and with the northerly boundary of property conveyed to Bennie Helton and Wife, Dana Lane Helton, by deed of record in Book 2799, Page 256, said Register's Office, South 83° 22' West 442.45 feet to a corner post in the easterly margin of Mill Road; thence North 2° 40' West 579.36 feet to a corner fence post; thence North 78° 55' East 174.69 feet to a point, said point being the northwest corner of the Humble Oil & Refining Company property abovementioned; thence with the southwesterly boundary of said Humble Oil Company property South 39° 51' East 200 feet to a point; thence with the southerly boundary of the said Humble Oil & Refining Company property North 79° 24' East 200 feet to the point of BEGINNING.

LESS AND EXCEPTING THEREFROM, the following described parcel and easement:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 1, Section 3, of Priest Lake Center, not of record, described as follows:

BEGINNING at a point on the southwesterly margin of Old Hickory Boulevard at a point which is South 40° 52' East a total distance of 50 feet from the southeasterly corner of property conveyed in fee simple to Humble Oil & Refining Company, a Delaware Corporation, by deed of record in Book 3862, Page 689, said Register's Office, and said beginning point also being 660.5 feet, more or less, southeastwardly from the center line of Interstate Highway I-40; thence with the southwesterly margin of Old Hickory Boulevard, South 40° 52' East a distance of 127 feet to a point; thence leaving the said margin Old Hickory Boulevard, South 49° 8' West a distance of 171.5 feet to a point; thence North 40° 52' West a distance of 127 feet to a point; thence North 49° 8' East a distance of 171.5 feet to a point of BEGINNING.

Easement for the benefit of the preceding parcel as created by deed from Robert A. McDowell and Theodore H. Lightfoot to M & M Development Company, a partnership composed of W. Terrance Mays and J. A. (Buddy) Morgan, dated July 19, 1974 and recorded in Book 4837, Page 468, Register's Office for Davidson County, Tennessee, for ingress and egress over and across the premises described as follows:

BEGINNING at a point on the southwesterly margin of Old Hickory Boulevard, said point being the same point of beginning as is set forth in the description of the preceding parcel above-described; thence with the northwesterly line of the property above-described as Parcel No. A, South 49° 08' West a distance of 50 feet to a point; thence North 04° 08' East a distance of 70.71 feet to the southwesterly corner of property conveyed in fee simple to Humble Oil & Refining Company, a Delaware Corporation, by deed of record in Book 3862, Page 689, Register's Office for said County; thence with the southwesterly margin of Old Hickory Boulevard, South 40° 52' East a distance of 50 feet to the point of BEGINNING.
BEING the same property conveyed to E. M. Haywood, a one-fifth (1/5) undivided interest, and Thomas E. Baldridge, a two-fifth (2/5) undivided interest, and Thomas M. Baldridge, a two-fifth (2/5) undivided interest, as tenants in common, by deed from Robert J. Baltz, Jr. and Catherine H. Baltz a/k/a Katherine H. Baltz, of record in Book 6768, Page 555, Register's Office for Davidson County, Tennessee. Melinda Milam Baldridge conveyed all of her ownership interest to Thomas E. Baldridge by Quitclaim Deed of record in Book 7991, Page 601, said Register's Office and Thomas M. Baldridge conveyed all of his interest to Thomas E. Baldridge by Quitclaim Deed of record in Book 7991, Page 604, said Register's Office.

FURTHER INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED HEREFROM ARE THE FOLLOWING THREE (3) TRACTS, HAVING SINCE BEEN CONVEYED AND DESCRIBED AS FOLLOWS:

TRACT 1: Deed Reference in Book 7935, Page 392, Register's Office for Davidson County Tennessee.

Land in the Fourth Civil District of Davidson County, Tennessee, as follows:

BEGINNING at a point in the southerly line of Burdette and the westerly line of Old Hickory Boulevard, said point being the southeasterly corner of the property of Burdette; thence along the southerly line of Burdette, South 89° 39' 41" West, 85.085 feet to a point, which is the REAL POINT OF BEGINNING of the Subject Property: thence, from said real point of beginning, and along the southerly line of Burdette, South 89° 39' 41" West, 114.915 feet to a point, the southwesterly corner of Burdette; thence, along the proposed right-of-way of the State of Tennessee, along a curve to the south and east, said curve having a radius of 100 feet, a distance of 156.48 feet to a point; thence, continuing with the proposed right-of-way, North 29° 46' 30.6" West 41.816 feet to the REAL POINT OF BEGINNING.

TRACT 2: Deed Reference in Book 8101, Page 50, and Correction in Book 8111, Page 578, Register's Office for Davidson County, Tennessee.

A Tract or Parcel of land located in the 4th Civil District of Nashville, Davidson County, Tennessee, being part of Parcel 112 on Map 97, and all of Parcel 115, on Map 97, as of record in Book 7991, Page 601, R.O.D.C., Tennessee. Parcel 115, also known as Reserved Parcel "A", Revised Section Two, Priest Lake Center, as of record in Book 4715, Page 132, Register's Office for Davidson County, TN.

BEGINNING at an iron pin located in the westerly margin of Old Hickory Boulevard, 787.5 feet from the centerline of I-40, with said pin being the most southeast corner of the W. Terrance Mays property as recorded in Book 4837, Page 468, Register's Office for Davidson County, Tennessee, and the most northeast corner of the property as described herein; thence with said margin the following two calls: S 40° 51' 44" E 39.95 feet; 40° 47' 49" E 172.40 feet to a concrete monument; thence leaving said margin the following three calls: S 83° 22' 00" W 299.74 feet; 6° 38' 00" W 4.67 feet; N 20° 02' 36" E 86.93 feet to an iron pin located in the most southeast corner of the W. Terrance Mays Property above mentioned, and being a southeast corner of the Thomas Baldridge Property as of record in Book 7991, Page 601, R.O.D.C., TN; thence N 49° 56' 36" E 169.45 feet to the point of BEGINNING, according to a survey dated 1/16/90, revised 1/30/90 & 2/19/90 by Campbell Surveying Company, Inc.

TRACT 3: Consent Judgment and Final Decree of record in Book 9116, Page 508, Register's Office for Davidson County, Tennessee.

FEE SIMPLE:
BEGINNING at the point of intersection of the existing West margin of Old Hickory Blvd. and the North boundary of TERRANCE W. MAYS, et al property; thence with said North boundary eastwardly 130 feet more or less to a point which is 35 feet right of proposed Mill Road centerline station 48+33.78; thence North 10° 10' 55" West 10 feet to a point which is 25 feet right of proposed Mill Road centerline station 48+33.78; thence with a 150 foot radius curve right northwestwardly 234.72 feet to a point which is 25 feet right of proposed Mill Road centerline station 46+80.95; thence North 30° 07' 07" West 222.54 feet to a point in the existing South margin of I-40; thence with said margin North 89° 39' 41" East 60 feet, more or less, to a point in the northwest corner of the James E. Burdette, et ux property; thence with Burdette's West boundary South 30° 30' 07" East 200 feet to a point which is 25 feet left of proposed Mill Road centerline station 46+80.95; thence with a curve left having a radius of 100 feet eastwardly 156.48 feet to a point, which is 25 feet left of proposed Mill Road centerline station 48+76.54; thence North 29° 46' 30.6" West 41.816 feet to a point in Burdette's South boundary; thence with said South boundary South 89° 39' 41" West 85.085 feet to a point in the existing West margin of Old Hickory Blvd., thence with said margin southwardly 50 feet, more or less, to the point of BEGINNING and containing 0.585 Acre.

TEMPORARY CONSTRUCTION EASEMENT

By this instrument of grantors hereby condemn an easement for construction of slopes outside the

proposed right of way line. The land on which the slopes are to be constructed remains the property of the grantors. This easement shall terminate upon completion of construction of the project.

BEGINNING at the point of intersection of the existing South margin of I-40 and the proposed West margin of relocated Mill Road described above; thence with said proposed West margin South 30° 30' 07" East 222.54 feet and continuing with a 150 foot radius curve left eastwardly 234.72 feet to a point which is 25 feet right of way proposed Mill Road centerline station 48+33.78; thence with the meander of the slope westwardly and northwardly 460 feet more or less to a point in the existing South margin of I-40, the point of BEGINNING and containing 2.670 square feet.

AND FURTHER TEMPORARY CONSTRUCTION EASEMENT

By the instrument of record in Book 9116, Page 508, Register's Office for Davidson County, Tennessee, the grantors condemned an easement for the construction of working area outside of the proposed right of way line. The title to the described land remains vested in the grantor and is to be used by the State Of Tennessee, its contractors or assigns for a period of 2 years, from and after the commencement of construction.

PARCEL 1
BEGINNING at the point of intersection of the existing South margin of I-40 and the slope easement described above; thence with the meander of the slope southwardly and eastwardly 460 feet, more or less, to a point which is 25 feet right of proposed Mill Road centerline station 48+33.78; thence South 10° 10' 55" East 5 feet; thence with a line which is at all points parallel to and 5 feet South and West of the West margin of the slope easement described above 465 feet, more or less, to the point of BEGINNING.

PARCEL 2
BEGINNING at a point in the existing West margin of Old Hickory Blvd., said point being 50 feet right of centerline station 135+00; thence with said margin southwardly 25 feet, more or less; thence northwestwardly 25 feet, more or less; thence northwardly 55 feet, more or less; thence northwardly 10 feet, more or less, to a point in the existing West margin of Old Hickory Blvd.; thence with said margin southwardly 65 feet, more or less, to the point of BEGINNING.

The above legal description is from all of the instruments referenced above.

Subject to all easements that may be located on the property; restrictive covenants as set out in Book 4893, Page 228; lack of access to Interstate 40; and leases not of record.

Being the same property conveyed to Bimal Patel and wife, Maya Patel, a one-half (1/2) undivided interest and Kirit Patel and wife, Jyotshna Patel , a one-half (1/2) undivided interest, as tenants in common with rights of survivorship by Warranty Deed from Thomas E. Baldridge, all of his four-fifths (4/5) undivided interest and E. M. Haywood, all of his one-fifth (1/5) undivided interest, of record in Book 9894, Page 705, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a first and second mortgage deed of trust in favor of Fifth Third Bank (as successor to Franklin National Bank); any and all unpaid taxes that may be a lien against the property; to any and all other liens, interests and encumbrances which take priority over the Deed of Trust upon which the foreclosure sale is had; and, any restrictive covenants including but not limited to restrictive covenants as set out in Book 4893, Page 228, easements and/or set-back lines.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Atul Kumar, his heirs, successors and assigns, in fee simple forever, to whom the said Peter Weiss, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Successor Trustee, but not

further or otherwise.

IN WITNESS WHEREOF, the said Peter Weiss, Successor Trustee, has hereunto set his hand and seal this 28th. day of March, 2005.

Peter Weiss, Successor 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 Peter Weiss, Successor Trustee, the 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 and official seal at Brentwood, Tennessee, this the 28th.day of March 2005.

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/31/2007

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 214,000.00.

Affiant

Subscribed and sworn to before me this the 28th. day of March, 2005.

Notary Public

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/2007

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO: "NEW OWNER"	Map & Parcel Nos.
Atul Kumar 13010 Old Hickory Boulevard Antioch, Tennessee 37013		Map 097-00-0 Parcels 112.00, 147.00,148.00 & 150.00