Address New OWNER(S):
Jackson Property Liquidators, LLC
5140 Galaxie Drive, Ste. 204
Jackson, MS 37206

THIS INSTRUMENT PREPARED BY:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, TN 37087

SEND TAX BILLS TO:
owner

Map: 83.01 Group: ____ Parcel: 105.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default occurred under the terms and conditions provided for in a Deed of Trust dated November 28, 2006, executed by Robert B. Guest, Jr., President for Robert Guest Properties, Inc., a Florida Corporation to Mark Leedom, Esq., Trustee, of record in Instrument Number 20061205-0149889, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, Robert E. Lee having been appointed Substitute Trustee in the place and stead of Mark Leedom Esq., Trustee, the said appointment of record in Instrument Number 20070521-0060342, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Deed of Trust covers real property located in Davidson County, Tennessee, known as 1023 Sharpe Avenue, Nashville, Tennessee, and described with greater particularity in **Exhibit A**, attached and incorporated by reference (hereinafter the "Real Property").

WHEREAS, MTW Investment Financing, LLC is the owner and holder of the indebtedness secured by said Deed of Trust, and as such is authorized the above-referenced Substitute Trustee to act in accordance with the powers given the Trustee in the Deed of Trust to foreclose on the Real Property; and

WHEREAS, Robert E. Lee, Substitute Trustee, caused the Real Property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said Real Property would be sold at 10:00 o'clock A.M. on July 20, 2007, at the Sommet Center (formerly the Gaylord Entertainment Center, Nashville, Tennessee), to be knocked off and sold to the highest, best and last bidder for cash, subject to any and all mortgages, liens, claims, rights, and unpaid taxes of whatever nature which may be liens against the Real Property, and sold "As Is" concerning the condition of the Real Property; and

Davidson County DEEDTRS
Recvd: 08/08/07 08:08 3 pgs
Fees:18.00 Taxes:425.50
20070808-0094612

WHEREAS, the Substitute Trustee personally appeared and offered the Real Property for sale at public outcry and the highest, best and last bid received was the sum of ONE HUNDRED FIFTEEN THOUSAND 00/100 DOLLARS ($115,000.00) from Jackson Property Liquidators, LLC, a Mississippi Limited Liability Company (hereinafter referred to as the "Grantee"), and said Real Property was knocked off and sold to the Grantee for said amount;

NOW, THEREFORE, in consideration of the premises, the sum of ONE HUNDRED FIFTEEN THOUSAND 00/100 DOLLARS ($115,000.00) cash in hand paid by Grantee, and for other valuable consideration, the receipt and sufficiency of which were acknowledged, Robert E. Lee, Substitute Trustee, has this day bargained and sold and, by these presents, does transfer and convey the Real Property, as described above and in Exhibit A, to Grantee, their heirs and assigns.

To have and to hold the Real Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs and assigns forever.

The Substitute Trustee conveys said Real Property subject to all mortgages, liens, claims, rights and any and all unpaid taxes of whatever nature that may be liens against it. It is the intention of the Substitute Trustee to convey to Grantee no greater title in the subject Real Property than he received as Substitute Trustee.

This sale is also subject to, among other things, all matters shown on any applicable recorded Plat or Plan; any unpaid city and county taxes which exist as a lien against the Real Property, and city and county taxes for the current year; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the Real Property. This sale is also subject to any matter that an accurate survey of the Real Property might disclose.

Witness my hand this 20th day of July, 2007.

ROBERT E. LEE, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public of this County, Robert E. Lee, **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 20th day of July, 2007.

Patricia Lane Reed
Notary Public

My Commission Expires: 2-6-10

PATRICIA LANE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00 SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20TH DAY OF JULY 2007.

AFFIANT

Patricia Lane Reed
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-6-10

PATRICIA LANE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENNESSEE

EXHIBIT "A"

Lot No. 45, on the Plan of Jones & Bradford Subdivision, as shown on plat of record in Plat Book 161, page 142, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

Being the same property conveyed to Robert Guest Properties, Inc., a Florida Corporation, by deed from Marion P. Smith, a single person, dated November 22, 2006 of record in Instrument Number 20061205-0149888, Register's Office, Davidson County, Tennessee.