Davidson County DEEDTRS
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20081112-0111938

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances St.
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Substitute Trustee's Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Trinity Inn Partners c/o Paul M. Finholt 84 Blueridge Trace Hendersonville, TN 37075	Same as New Owner	Map 710-701 Parcel 6000 071-7-0-(60.00

WHEREAS, by Deed of Trust dated April 10, 1997, and filed for record in Book 10416, page 600, Register's Office for Davidson County, Tennessee, TRINITY INN, LLC, conveyed to Robert J. Notestine, III, Trustee, certain real property in Davidson County, Tennessee, as therein described and as described below, to secure to Paul M. Finholt, Judy Finholt, Franz Schubert and Carol Schubert one note of even date in the original principal amount of $900,000.00, payable with the terms and provisions as provided therein; and,

WHEREAS, the said Deed of Trust and Note collateralized were signed, assumed and modified by an unrecorded instrument, whereby MSN, LLC, a Tennessee limited liability company, assumed the debt and obligations; and,

WHEREAS, again, on February 9, 2004, the said Deed of Trust and the Note it collateralized were assigned, assumed and modified by Instrument filed for record as Instrument No. 20050201-0011627, said Register's Office, whereby DSB, LLC, a Tennessee limited liability company, assumed the debt and obligations; and,

WHEREAS, on April 8, 2008, the said security instrument and the Note it collateralized were assigned to Rajah II, LLC, a Tennessee limited liability company, by Instrument filed for record as Instrument No. 20080430-0043992, said Register's Office, with a then principal balance of $573,737.47; and,

WHEREAS, Homer R. Ayers, was appointed Substitute Trustee under the said Deed of Trust hereinabove described by instrument of record in Instrument No. 20081003-0100788, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made under the terms and provisions of the said Deed of Trust, Note and all other instruments, and notice was properly given to the said Rajah II, LLC and all subordinate lien holders, namely DSB, LLC and Dr. Jayesh Patel, and those obligated having failed to abide by the terms and provisions of the said Deed of Trust and other documents; and,

WHEREAS, I, Homer R. Ayers, Substitute Trustee, at the request of the holder of the said indebtedness and under and by virtue of the powers vested in me under the Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law and by the terms of the said Deed of Trust and instruments by giving twenty-one (21) days' notice by three (3) successive publications, namely on October 10, 2008, October 17, 2008 and October 24, 2008 in the ***Tennessean***, a newspaper published at Nashville, Davidson County, Tennessee, said sale to be for cash and in bar of the

equities of redemption, statutory right of redemption, and all other rights as provided in the said Deed of Trust. Pursuant to said advertisement, on the 3rd day of November, 2008, at 11:00 A.M. at the front door of the Nashville-Davidson County Metropolitan Courthouse in Nashville, Tennessee, I, Homer R. Ayers, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove equities as provided in said Deed of Trust, subject to all restrictions, restrictive covenants, easements, setback lines, unpaid real estate taxes, and any and all prior mortgages and liens of record, at which time Trinity Inn Partners, a Tennessee General Partnership, composed of Paul M. Finholt and Judy Finholt, a 50% Partner, as tenants by the entirety, Franz Schubert, a 25% Partner, and Carol Schubert, a 25% Partner, submitted the highest and best bid in the amount of Five Hundred Sixty-three Thousand Nine Hundred Twelve and 12/100 Dollars ($563,912.12).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said Trinity Inn Partners, a Tennessee General Partnership, composed of Paul M. Finholt and Judy Finholt, a 50% Partner, as tenants by the entirety, Franz Schubert, a 25% Partner, and Carol Schubert, a 25% Partner, their successors and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

Tract One: Being parts of Lot Nos. 6 and 7 on the Map of the Nashville Trust Company's Subdivision of the Lands of John Woodard, deceased, as of record in Book 161, page 127, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of the Dickerson Pike at a corner of Lot Nos. 5 and 6; thence with the center of said pike northerly 306.75 feet to the southwest corner to the property vested in Frances A. Riggins by decree of the County Court of record in Minute Book 138, page 369, said Court; thence with Riggins southerly line easterly to the center of Luton Avenue; thence with the center of said Avenue southerly 226.75 feet; thence westerly 25 feet to the northeast corner of the property conveyed to Lonnie H. Polk and wife, by deed from James Earnest Baird, Jr., of record in Book 2248, Page55, said Register's Office; thence with Polk's northerly line westerly 150 feet to the northwest corner; thence with his westerly line southerly 80 feet to the line between Lot Nos. 5 and 6; thence with the line between said two lots westerly 250.50 feet to the beginning.

Said Lot No. 116 is described as beginning at a point in the northerly margin of Sevier Court, the common corner of Lots 116 and 117; thence with the line between said lots, northwardly 77.4 feet to the common corner of Lots 116 and 115; thence with the line between said lots, westwardly 75 feet to the easterly margin of Village Court; thence the margin of said Court, southwardly 73 feet to a concrete monument at the beginning of a curve; thence around said curve, southeastwardly 41.1 feet to the point in the northerly margin of Sevier Court; thence with the margin of the same, eastwardly 69.4 feet to the beginning.

Tract Two: Being part of Lot No. 6 in the Nashville Trust Company's Subdivision of the land of John Woodard, deceased, in the old 17th Civil District of said County and State, a plan of which is of record in Book 161, Page 127, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the westerly margin of Luton Street at the northeast corner of Lot No. 5 and the southeast corner of Lot No. 6 - thence northerly along the west boundary of Luton Street 80 feet to a point; thence westerly 150 feet to a point; thence southerly 80 feet to a point in the dividing line between Lot Nos. 5 and 6; thence easterly along said dividing line 150 feet to the point of beginning.

Being the same property conveyed to Trinity Inn, LLC by deed from Trinity Inn, a Tennessee General Partnership composed of Paul M. Finholt and wife Judy T. Finholt, and Fritz Schubert and wife Carol Schubert by deed of record in Book 10416, Page 595, Register's Office for Davidson County, Tennessee.

The said property is a motel known as Trinity Inn and located at 1801 Dickerson Road, Nashville, TN 37207.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to Trinity Inn Partners, a Tennessee General Partnership, composed of Paul M. Finholt and Judy Finholt, a 50% Partner, as tenants by the entirety, Franz Schubert, a 25% Partner, and Carol Schubert, a 25% Partner, all of the rights conveyed to me as said Substitute Trustee in the said Deed of Trust and instruments, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute

Trustee and not otherwise under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

THIS the 3rd day of November, 2008.

HOMER R. AYERS, Substitute Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOMER R. AYERS, the Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this the 3rd day of November, 2008.

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $563,912.12.

Affiant

Sworn to and subscribed before me, this the 3rd day of November, 2008.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009