BILL GARRETT, Davidson County
Trans:T20100037162 DEEDTRS
Recvd: 06/18/10 11:14 9 pgs
Fees:48.00 Taxes:37370.00
20100618-0047572

This Instrument Prepared By:
J. Timothy Street, Attorney at Law
Suite 103, 236 Public Square
Franklin, Tennessee 37064

Name and Address New Owner(s):	Send Tax Bills To:	Map & Parcel Numbers:
Eagle Hospitality, Inc. 280 Warfield Blvd. Clarksville, TN 37043	Same as Owner	Map & Parcel 160-00-0-210.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, a default occurred under the terms and conditions provided for in a Deed of Trust dated June 9, 2009, executed by Brentwood Partners SAI, LLC, a Tennessee limited liability company, to Andrew M. Hawkins, Trustee, of record at Instrument No. 20090609-0053578, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, the Deed of Trust covers real property located in Davidson County, Tennessee, known as 760 Old Hickory Boulevard, Brentwood, Tennessee, and described with greater particularity in Exhibit A. attached and incorporated by reference (hereinafter the "Real Property"); and

WHEREAS, J. Timothy Street has been appointed as Successor Trustee (the "Successor Trustee") pursuant to instrument of record at Instrument No. 20100415-0028527, Register's Office for Davidson County, Tennessee; and

WHEREAS, Tennessee Commerce Bank, a Tennessee banking corporation is the owner and holder of the indebtedness secured by said Deed of Trust, and as such has

authorized the above-referenced Successor Trustee to act in accordance with the powers given the Trustee in the Deed of Trust to foreclose on the Real Property; and

WHEREAS, Tennessee Commerce Bank directed the Successor Trustee to combine the sale of the Real Property with the sale of any and all Personal Property covered by and described in a Security Agreement executed by Brentwood Partners SAI, LLC in favor of Tennessee Commerce Bank as additional security for payment of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, J. Timothy Street, Successor 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 A.M. (Central Standard Time) on Friday, May 14, 2010, at the main entrance to the Davidson County Courthouse, said entrance being located at 1 Public Square, Nashville, Davidson County, Tennessee 27201, to be auctioned off and sold to the highest, best and last bidder for cash, subject to any and all matters shown on applicable recorded plat or plan, any unpaid taxes which exist as a lien against said property, including without limitation, city and county property taxes, any restrictive covenants, easements or setback lines that may be applicable, any statutory rights of redemption of any governmental agency, state or federal, and any prior liens, encumbrances or other matters that may exist against the property, and subject to any matter that an accurate survey of the premises might disclose, and sold **"As Is, Where Is"** concerning the condition of the Real Property; and

WHEREAS, the Successor 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 Ten Million One Hundred Thousand and No/100 Dollars ($10,100,000.00) from Eagle

Hospitality Inc., a Tennessee corporation and said Real Property was auctioned off and sold to the Eagle Hospitality, Inc. for said amount.

NOW, THEREFORE, in consideration of the premises, the sum of Ten Million One Hundred Thousand and 00/100 Dollars ($10,100,000.00) cash in hand paid by Grantee, and for other valuable consideration, the receipt and sufficiency of which were acknowledged, J. Timothy Street, Successor 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 Eagle Hospitality, Inc. the Grantee, its successors, and assigns.

TO HAVE AND TO HOLD the Real Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

The Successor Trustee conveys said Real Property subject to any and all matters shown on applicable recorded plat or plan, any unpaid taxes which exist as a lien against said property, including without limitation, city and county property taxes, 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 or redemption of any governmental agency, state or federal, and any prior liens, encumbrances or other matters that may exist against the property, and subject to any matter than an accurate survey of the premises might disclose, and sold "As Is, Where Is" concerning the condition of the Real Property. It is the intention of the Successor Trustee to convey to Grantee no greater title in the subject Real Property than he received as Trustee.

Witness my hand this 4th day of June, 2010.

J. Timothy Street, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of this County, J. Timothy Street, Successor Trustee, the within named 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of June, 2010.

KELLIE W. RAIFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires MAY 14, 2012

Kellie W. Raiford
NOTARY PUBLIC

My Commission Expires: _____

I hereby swear or affirm that the actual consideration paid for this property is Ten Million and 00/100 ($10,100,000.00) 00/100 Dollars.

Witness my hand and seal this 16th day of June, 2010.

Notary Public

My Commission Expires: 7/15/13

MARTHA BROOKE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

EXHIBIT "A"

LEGAL DESCRIPTION

BEING A PARCEL OF LAND IN NASHVILLE FIRST CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED IN THE NORTHWESTERLY QUADRANT OF THE INTERSECTION OF OLD HICKORY BOULEVARD AND BRENTWOOD COMMONS WAY. BEING LOT NO. 2 AS SHOWN ON THE REVISED PLAN OF BRENTWOOD COMMONS, AS RECORDED IN PLAT BOOK 6900, PAGE 328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND AS AMENDED BY PLAT BOOK 7604, PAGE 644, SAID REGISTER'S OFFICE, BEING MORE PARTICULARALY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD, SAID MONUMENT BEING NORTH 85° 58' WEST, 479.20 FEET FROM THE CENTER LINE OF BRENTWOOD COMMONS WAY;

THENCE, LEAVING SAID MARGIN WITH THE EASTERLY LINE OF PROPERTY CONVEYED TO NASHVILLE LODGE NO. 72 BY DEED OF RECORD IN BOOK 4498, PAGE 118. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 03° 54' 34" EAST, 365.00 FEET TO AN IRON PIN;

THENCE, LEAVING SAID LINE NORTH 48° 54' 34" EAST, 222.49 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF BRENTWOOD COMMONS WAY;

THENCE, WITH SAID MARGIN THE FOLLOWING CALLS:

WITH A CURVE TO THE LEFT 37.60 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 07° 50' 04", A RADIUS OF 275.00 FEET, A TANGENT OF 18.83 FEET AND A CHORD OF SOUTH 52° 02' 55" EAST, 37.57 FEET;

SOUTH 55° 57' 57" EAST, 88.72 FEET TO AN IRON PIN;

WITH A CURVE TO THE RIGHT 376.99 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGEL OF 60° 00' 00", A RADIUS OF 360.00 FEET, A TANGENT OF 207.85 FEET AND A CHORD OF SOUTH 25° 57' 57" EAST, 360.00 FEET;

SOUTH 04° 02' 03" WEST, 115.57 FEET TO AN IRON PIN;

WITH A CURVE TO THE RIGHT 47.12 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD, SAID CURVE HAVING A CENTRAL

ANGLE OF 90° 00′ 00″. A RADIUS OF 30.00 FEET. A TANGENT OF 30.00 FEET AND A CHORD OF SOUTH 49° 02′ 03″ WEST, 42.43 FEET.

THENCE, WITH SAID NORTHERLY MARGIN NORTH 85° 57′ 57″ WEST, 414.20 FEET TO THE POINT OF BEGINNING.

TRACT II
(ACCESS EASEMENT)

BRENTWOOD COMMONS WAY

BEING AN EASEMENT OF RECORD IN BOOK 7263, PAGE 323, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY IN NASHVILLE, TENNESSEE, FIRST CIVIL DISTRICT, THIRTY-SECOND COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE NORTHERLY SIDE OF OLD HICKORY BOULEVARD (STATE ROUTE 254) (A PUBLICLY DEDICATED RIGHT-OF-WAY) EAST OF INTERSTATE 65 AND FRANKLIN PIKE CIRCLE, BEING SHOWN AS BRENTWOOD COMMONS WAY ON THE REVISED PLAN OF BRENTWOOD COMMONS OF RECORD IN BOOK 6900, PAGE 328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED IN BOOK 7604, PAGE 644, SAID REGISTER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD, SAID POINT BEING THE WEST END RADIUS RETURN LOCATED IN THE SOUTHEAST CORNER OF LOT NO. 2 AT THE NORTHWEST INTERSECTION OF SAID OLD HICKORY BOULEVARD AND BRENTWOOD COMMONS WAY AND FURTHER DESCRIBED AS BEING SOUTH 85° 57′ 57″ EAST, 414.20 FEET FROM A CONCRETE MONUMENT, THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO NASHVILLE LODGE NO. 72, OF RECORD IN BOOK 4498, PAGE 118, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, LEAVING SAID MARGIN OF OLD HICKORY BOULEVARD WITH THE COMMON LINE BETWEEN BRENTWOOD COMMONS WAY AND LOT NO. 2, WITH A CURVE TO THE LEFT 47.12 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 90° 00′ 00″ A RADIUS OF 30.00 FEET, A TANGENT DISTANCE OF 30.00 FEET AND A CHORD OF NORTH 49° 02′ 03″ EAST, 42.43 FEET TO AN IRON PIN;

THENCE, NORTH 04° 02′ 03″ EAST, 115.57 FEET TO AN IRON PIN;

THENCE, WITH A CURVE TO THE LEFT 376.99 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGEL OF 60° 00′00″, A RADIUS OF 360.00 FEET, A

TANGENT DISTANCE OF 207.85 FEET AND A CHORD OF NORTH 25° 57′ 57″ WEST, 360.00 FEET;

THENCE, NORTH 55° 57′ 57″ WEST, 88.72 FEET TO AN IRON PIN;

THENCE, WITH A CURVE TO THE RIGHT 37.60 FEET TO THE NORTHEAST CORNER TO SAID LOT NO. 2, THE TERMINUS OF THE HERIN DESCRIBED EASEMENT, SAID CURVE HAVING A CENTRAL ANGLE OF 07° 50′ 04″, A RADIUS OF 275.00 FEET, A TANGENT DISTANCE OF 18.83 FEET AND A CHORD OF NORTH 52° 02′ 55″ WEST, 37.57 FEET;

THENCE, LEAVING SAID LOT NO. 2 WITH THE TERMINUS OF THE HEREIN DESCRIBED EASEMENT (BRENTWOOD COMMONS WAY) NORTH 48° 54′ 34″ EAST 60.59 FEET TO THE EASTERLY LINE OF SAID EASEMENT;
THENCE, WITH A CURVE TO THE LEFT 21.97 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 05° 51′ 00″, A RADIUS OF 215.00 FEET, A TANGENT OF 11.00 FEET AND A CHORD OF SOUTH 53° 02′ 00″ EAST, 21.95 FEET;

THENCE, SOUTH 55° 57′ 57″ EAST, 88.72 FEET TO AN IRON PIN;

THENCE, WITH AN OFFSET NORTH 34° 02′ 00″ EAST, 10.00 FEET TO THE WESTERNMOST CORNER OF LOT NO. 1 SHOWN ON SAID REFERENCED PLAT;

THENCE, WITH THE COMMON LINE BETWEEN BRENTWOOD COMMONS WAY AND SAID LOT NO. 1 WITH A CURVE TO THE RIGHT 450.30 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 60° 00′ 00″ A RADIUS OF 430.00 FEET, A TANGENT DISTANCE OF 248.26 FEET AND A CHORD OF SOUTH 25° 57′ 57″ EAST, 430.00 FEET;

THENCE, SOUTH 04° 02′ 03″ WEST, 115.57 FEET TO AN IRON PIN;

THENCE, WITH A CURVE TO THE LEFT 47.12 FEET TO THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD, SAID CURVE HAVING A CENTRAL ANGLE OF 90° 00′ 00″, A RADIUS OF 30.00 FEET, A TANGENT DISTANCE OF 30.00 FEET, AND A CHORD OF SOUTH 49° 57′ 57″ EAST, 42.43 FEET;

THENCE, WITH SAID MARGIN NORTH 85° 57′ 57″ WEST, 130.00 FEET TO THE POINT OF BEGINNING.

TRACT III
(DRAINAGE AND WATER LINE EASEMENTS)

APPURTENANT DRAINAGE EASEMENTS AND WATER LINE EASEMENT ESTABLISHED IN EASEMENT AGREEMENT OF RECORD IN BOOK 8167, PAGE 251, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH APPURTENANT EASEMENT FOR DRAINAGE ACROSS PARCELS 1 AND 3 OF REVISED BRENTWOOD COMMONS OF RECORD IN PLAT BOOK 6900, PAGE 328, SAID REGISTER'S OFFICE, WITHIN DRAINAGE EASEMENTS SHOWN ON SAID PLAT, TO DETENTION POND ON PARCEL 3 OF SAID PLAT.

BEING THE SAME PROPERTY CONVEYED TO BRENTWOOD PARTNERS SAI, LLC, OF RECORD IN INSTRUMENT NO. 20090609-0053577, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. FROM J. TIMOTHY STREET, SUCCESSOR TRUSTEE.