This Instrument Prepared By:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

After Recording Return To:
Spicer Title, LLC
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100047474 DEEDTRS
Recvd: 08/03/10 08:56 4 pgs
Fees:23.00 Taxes:3812.67
20100803-0060732

TRUSTEE'S DEED

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel No.
Kahiman Limited Liability Company	New Owners	106-00 26.01
1045 Interstate Drive		
Cookeville, TN 38501		

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,030,452.00 which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of July, 2010.

Notary Public

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

My Commission Expires: July 25, 2012

WHEREAS, by DEED OF TRUST dated July 7, 2008, of record in Instrument **No. 20080709-0070479, Register's Office for Davidson County,** (the "Deed of Trust"), **Vasudev Investment, LLC,** conveyed **to Bryan D. Spicer, Trustee,** the hereinafter described real property to secure the payment of a certain Note dated July 7, 2008, and performance of the obligations therein set forth; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such advertisement appeared in ***The Tennessean***, on May 21, 2010, May 28, 2010 and June 4, 2010, and

WHEREAS, pursuant to the Notice of Trustee's Sale, the foreclosure sale was appointed to be held on the 15th day of June, 2010, at 2:30 pm, at the Davidson County Courthouse Door, South Main Door, One Public Square, Nashville, Davidson County, Tennessee; 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 sale, **Kahiman Limited Liability Company, a Tennessee limited liability company,** being the highest and best bidder, became the purchaser of said property at and for the sum of **One Million Thirty-Thousand Four Hundred Fifty-Two dollars and No/100 ($1,030,452.00)**; and

WHEREAS, the undersigned as Trustee hereby conveys the hereinafter described real property to **Kahiman Limited Liability Company, a Tennessee limited liability company;**

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, the undersigned, as the Trustee, does hereby grant, bargain, sell, transfer, and convey unto **Kahiman Limited Liability Company, a Tennessee limited liability company,** the following real estate:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT, SIXTEENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED WEST OF MURFREESBORO ROAD, SOUTH OF INTERSTATE HIGHWAY 24 AND NORTH OF PLUS PARK BOULEVARD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL (OLD) IN THE WESTERLY RIGHT-OF-WAY OF MURFREESBORO ROAD (112' RIGHT-OF-WAY), SAID P.K. BEING THE SOUTHEASTERLY CORNER OF PROPERTY OF NARANJI V. PATEL AND SHANTABEN N. PATEL OF RECORD IN DEED BOOK 8098, PAGE 832, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, SAID P.K. ALSO BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCELS; THENCE, ALONG THE SOUTHERLY LINE OF MURFREESBORO ROAD, S 52 DEG. 07'54" E, 126.59 FEET TO A POINT IN THE NORTHEASTERLY CORNER OF HATEM IBRAHIM PROPERTY OF RECORD IN INSTRUMENT NO. 20010226-0017724, R.O.D.C.; THENCE, LEAVING SAID RIGHT-OF-WAY ALONG THE NORTHERLY AND WESTERLY LINE OF SAID IBRAHIM PROPERTY THE FOLLOWING CALLS: S 37 DEG. 52' 06" W, 151.38 FEET TO AN IRON PIN (NEW), S 52 DEG. 07' 54" E, 133.87 FEET TO AN IRON PIN (NEW) IN THE NORTHERLY LINE OF THE PLUS PARK, SECTION ELEVEN OF RECORD IN PLAT BOOK 4595, PAGE 22, R.O.D.C., THENCE ALONG SAID NORTHERLY LINE AND ALONG THE PLUS PARK, SECTION THIRTEEN, OF RECORD IN PLAT BOOK 4300, PAGE 191, R.O.D.C. THE FOLLOWING CALLS: S 44 DEG. 39' 00" W, 507.04 FEET TO A P.K. NAIL (OLD) IN THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL,

N 45 DEG. 16' 00" W, 343.50 FEET TO A POINT IN THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE, N 50 DEG. 45' 26" E, 629.68 FEET TO THE POINT OF BEGINNING, A SHOWN BY SURVEY MADE BY BARGE, WAGGONER,

SUMNER & CANNON, INC., RONALD W. FERGUSON, TENNESSEE RLS #1972, DATED JULY 18, 2005, BEARING SURVEY NUMBER 32301-00.

BEING THE SAME PROPERTY CONVEYED TO VASUDEV INVESTMENT LLC BY DEED OF INVESCO GROUP, LLC, DATED APRIL 2, 2008, OF RECORD IN INSTRUMENT NO. 20080407-0035215, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The subject property has a street address of 823 Murfreesboro Pike, Nashville, TN **37217**.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all homestead, dower, equitable right of redemption, statutory right of redemption, marital share, and all other exemptions and redemptive rights of every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

The UNDERSIGNED, as Trustee, does hereby transfer, assign, and set over unto **Kahiman Limited Liability Company, a Tennessee limited liability company,** it's successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as Trustee, but no further or otherwise. The undersigned makes no warranties as to condition, location, or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine, and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 19th day of July, 2010.

Bryan D. Spicer, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said county and State, the within named bargainor, **Bryan D. Spicer, Trustee**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 19th day of July, 2010.

Notary Public

My Commission Expires: 1-19-14

