BILL GARRETT, Davidson County
Trans:T20110020328 DEEDTRS
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Fees:23.00 Taxes:2312.50
20110406-0026774

This Instrument Prepared By:
Sherrard & Roe, PLC (KAB)
150 Third Avenue South, Suite 1100
Nashville, TN 37201

SUBSTITUTE TRUSTEE'S DEED

Address New Owner as Follows:
15 Cow Lane
Kings Point, NY 11024
ATTN: Hooshang Ahdoot

Send Tax Bills To:
Same

Map/Parcel Number:
Map/Parcel ID: 09306103600

WHEREAS, Liviu Ilioi and Ketty Huang ("Grantor") by that certain Deed of Trust, Assignment of Rents and Leases, and Security Agreement (hereinafter referred to as "Deed of Trust"), dated May 30, 2008, recorded as Instrument No. 20080530-0055433 in the Register's Office of Davidson County, Tennessee (the "Register's Office"), conveyed to C. Mark Carver, Trustee, a resident of Nashville, Davidson County, Tennessee, the Property (defined below) to secure the payment of certain indebtedness described in the Deed of Trust (the "Indebtedness"), which Indebtedness is presently held and owned by Hooshang Ahdoot, Michael Ahdoot and Jonathan Ahdoot (hereinafter collectively referred to as "Lender");

WHEREAS, default(s) on the Indebtedness have occurred and the Indebtedness has been declared due and payable as provided in the Deed of Trust, and the Indebtedness has not been paid;

WHEREAS, the undersigned, Kim A. Brown of Davidson County, Tennessee, has been appointed Substitute Trustee (the "Substitute Trustee") in the place and stead of C. Mark Carver, Trustee, by appointment recorded as Instrument No. 20100915-0073344 in said Register's Office;

WHEREAS, Lender directed Substitute Trustee to sell the Property, and the Substitute Trustee caused notice to be published in The City Paper that the Property would be sold at 10:00 a.m., prevailing central time, on April 6, 2011, at the door of the Davidson County Courthouse, 1 Public Square, Nashville, Tennessee 37201 (the "Foreclosure Notice"), such Foreclosure Notice appearing in said paper on March 14, 2011, March 21, 2011, and March 28, 2011; and

WHEREAS, the Substitute Trustee further sent a copy of the Foreclosure Notice to Grantor, and following the appearance of the Foreclosure Notice in said newspaper the default was not cured;

WHEREAS, on the Foreclosure Date, the Substitute Trustee offered the Property for sale and after opening the floor for competitive bids, sold the Property to The Lender by a credit bid of $625,000.00 (the "Bid"), this being the highest, last and best bid.

NOW, THEREFORE, the undersigned, Kim A. Brown, Substitute Trustee, in consideration of the sum of $625,000.00, as a credit bid, to me in hand paid, the receipt of which is hereby acknowledged by these presents do transfer and convey unto Hooshang Ahdoot, Michael Ahdoot and Jonathan Ahdoot, as tenant's in common (the "Grantee") all of my right, title and interest in and to the following described real estate, together with all improvements, appurtenances, all easements serving or benefiting the property, and any and all fixtures and improvements attached to the property, if any, but no further or otherwise, located in Davidson County, Tennessee (collectively, the "Property"), and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 89 in the Original Town of Nashville, not of record, located on the westerly side of Fifth Avenue North, FORMERLY North Summer Street.

Beginning at a point in the Westerly right-of-way line of Fifth Avenue North, said point being North 37° 06 minutes West 201.76 feet form the Northerly right-of-way line of Church Street;

Thence, leaving said right-of-way line with the northerly line of property conveyed to Gobbell Hays Partners, Inc. by deed of record in Book 7885, page 328, R.O.D.C. S 52° 23 minutes W, 172.52 feet to a point in the Easterly right-of-way line of Fifth Avenue North;

Thence, with said right-of-way line N 36° 53 minutes West 23.42 feet to a point;

Thence, leaving said right-of-way line with the Southerly line of property conveyed to Milad H. Dabit, trustee by deed of record in Book 7857, page 235, R.D.O.C. North 52° 34 minutes East 172.43 feet to a point in the westerly right-of-way line of Fifth Avenue North;

Thence with said right-of-way line South 37° 06 minuets East 22.89 feet to the point of beginning, containing 3,922 square feet or 0.092 acres more or less.

Being the same property conveyed to Liviu Ilioi, as to an undivided 50% interest, and Ketty Huang, as to an undivided 50% interest, as Tenants-in-Common, by deed of record as Instrument No. 20050504-0050138, said Register's Office.

The street address of the Property is believed to be 219 Fifth Avenue, North, Nashville, TN 37219, but such address is not part of the legal description of the Property. In the event of any discrepancy, the legal description shall control.

TO HAVE AND TO HOLD the Property, and free from the equity of redemption, the statutory right of redemption, homestead, and dower and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

The Property is sold AS IS, WHERE IS, without representation or warranties from Substitute Trustee of any kind whatsoever whether express or implied, and by accepting this Substitute Trustee's Deed, Grantee represents and warrants that it has conducted its own due diligence with regard to the Property and matters of title related to the Property, and represents and warrants that it has not relied on any statement or action made by Substitute Trustee. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. Substitute Trustee makes no covenant of seisin, marketability of title or warranty of title, express or implied.

This conveyance is subject to any and all liens (including Davidson County taxes for 2009 and 2010, which are currently unpaid, plus penalties and interest, and any other tax or assessment which may be a lien against the Property), defects, encumbrances, easements, restrictive covenants, conveyances, adverse claims and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had, rights of parties in possession, if any, and any rights of redemption (statutory or otherwise) not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which have not been waived by such governmental agency, and matters that take priority over the Deed of Trust which an accurate survey of the Property might disclose.

(remainder of page intentionally left blank)

IN WITNESS WHEREOF, the said Kim A. Brown, Substitute Trustee, has executed this instrument as of the 6th day of April, 2011.

Kim A. Brown, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, the within named Kim A. Brown, Substitute 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 in Nashville, Tennessee, this 6TH day of April, 2011.

Notary Public

My Commission Expires:_____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
November 5, 2014
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me this 6TH day of April, 2011.

Notary Public

My Commission Expires:_____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
November 5, 2014
STATE OF TENNESSEE