This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

STATE OF TENNESSEE: COUNTY OF DAVIDSON:
THE AC TUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $100,000.00

Elaine C. Williamson
AFFIANT
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 29th DAY OF April, 2011.

Mary Birthright
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-7-2011

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans:T20110025602 DEEDQC
Recvd: 05/02/11 10:41 3 pgs
Fees:18.00 Taxes:370.00
20110502-0033249

ADDRESS NEW OWNER:
TRINITY INN PARTNERS
% PAUL M. FINHOLT
84 BLUERIDGE TRACE
HENDERSONVILLE, TN 37075

SEND TAX BILLS TO:
SAME

TAX MAP/PARCEL NO:
MAP 710-701
PARCEL 900

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WE, **PAUL M. FINHOLT AND JUDY FINHOLT, A 50% Partner in TRINITY INN PARTNERS, a Tennessee General Partnership,** by these presents do hereby quitclaim and convey unto **FRANZ SCHUBERT, A 25% of** all of our right, title and interest in and to the following described property:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Being part of the same property conveyed 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,** by Substitute Trustee' Deed, of record at Instrument No. 20081112-0111938, 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

Said 25% of property is hereby conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand and seal on this the 29th day of April, 2011

Paul M. Finholt

PAUL M. FINHOLT

Judy Finholt

JUDY FINHOLT

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **PAUL M. FINHOLT AND JUDY FINHOLT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2011.

Mary Birthright

Notary Public

My commission expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

EXHIBIT "A" LEGAL DESCRIPTION

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.