FROM: James R. Kelley
SUBSTITUTE TRUSTEE

TO: Commerce Trading Corporation
One Sovran Plaza, 10th Floor
Nashville, Tennessee 37219

BOOK 8310 PAGE 436

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.

Commerce Trading Corporation — SAME — Map 163
One Sovran Plaza, 10th Floor — Parcel 77
Nashville, TN 37219

This instrument prepared by: Neal & Harwell, 2000 One Nashville Place, 150 Fourth Avenue, North, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00

Affiant

Subscribed and sworn to before me, this the 15TH day of MARCH, 1991.

Notary Public

My Comm. Expires: 1-23-93

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated December 2, 1988, of record in Book 7719, page 1, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Trion Bell Ridge Associates, L.P. conveyed to Scott C. Williams, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 8257, page 481, Register's Office for Davidson County, Tennessee, appointed James R. Kelley, Substitute Trustee, in the place and stead of Scott C. Williams, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed James R. Kelley, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, James R. Kelley, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on March 15, 1991, at the front door of the Courthouse in Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, and the advertisement of sale was duly published in the Nashville Record,

a newspaper of general circulation in Davidson County, Tennessee, on February 21, 28 and March 7, 1991; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Commerce Trading Corporation, acting through its agent, J. Hunter Atkins, was the highest and best bidder;

NOW, THEREFORE, the undersigned, James R. Kelley, Substitute Trustee, pursuant to the bid of Commerce Trading Corporation, acknowledges receipt of the sum of Three Million and No/100 Dollars, ($3,000,000.00) which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Commerce Trading Corporation, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee.

See Exhibit A attached hereto.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Commerce Trading Corporation, its successors and assigns, forever; and James R. Kelley, Substitute Trustee, does hereby transfer, assign, and set over unto Commerce Trading Corporation, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said James R. Kelley, Substitute Trustee, has executed this instrument on this the 15 day of March, 1991.

James R. Kelley, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Kelley, the 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 within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15TH day of MARCH, 1991.

Frances E. Gist
NOTARY PUBLIC

My Commission Expires: 1-23-93

3973 03/15 0101 03CHECK 9910.00

Sovran/TrionBell/QuitclaimSub.Trust

99473

IDENTIF. REFERENCE

MAR 15 '91

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1, as shown on the Plan of Bell Ridge Commons of record in Book 6900, page 751, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument in the northerly margin of Bell Road, said point being westerly 776 feet, more or less, of Cane Ridge Road;

THENCE, with said northerly margin, N 89° 17' 06" W, 217.00 feet to a point;

THENCE, leaving said margin N 08° 52' 57" W, 340.00 feet to a point;

THENCE, S 81° 07' 03" W, 160.00 feet to a point;

THENCE, N 08° 52' 57" W, 260.00 feet to a point;

THENCE, N 14° 24' 45" W, 173.95 feet to a point in the southerly boundary of Cedar Pointe Properties, Inc., of record in Book 6250, Page 475, R.O.D.C.;

THENCE, with said southerly boundary the following calls:

East, 75.34 feet to a point;

N 48° 31' 15" E, 110.00 feet to a point;

N 00° 31' 15" W, 223.57 feet to a point;

S 84° 29' 15" E, 29.70 feet to a point in the westerly margin of Cane Ridge Road;

THENCE, with said westerly margin the following calls:

With a curve to the left 13.33 feet to a point, said curve having a central angle of 02° 20' 52", a radius of 325.33 feet, and a chord of S 47° 10' 49" E, 13.33 feet;

S 47° 22' 13" E, 312.14 feet to a point;

With a curve to the right 179.57 feet to a point, said curve having a central angle 08° 43' 50", a radius of 1,178.46 feet and a chord of S 43° 00' 19" E, 179.40 feet;

S 38° 38' 24" E, 93.74 feet to a point;

With a curve to the left 46.03 feet to a point, said curve having a central angle of 03° 12' 01", a radius of 824.04 feet, and a chord of S 40° 14' 24" E, 46.02 feet;

THENCE, leaving said margin with the boundary of the Carper Center, Section 3, S 48° 09' 06" W, 158.60 feet to a point;

THENCE, S 00° 45' 36" W, 468.60 feet to the point of beginning.

Containing 346,620 square feet or 7.96 acres, more or less.

Being property conveyed to Trion Bell Ridge Associates, L.P. by deed from Dalton Development Corporation of record in Book 7640, page 159, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8310 PAGE 439

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 3000000.00
CON TX 9900.00
PRFEE 1.00
WDEED 9.00
TOTAL 9910.00
CHECK 9910.00

03/15/91 01 14:39 0001 3973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99476

IDENTIF. REFERENCE

MAR 15 2 35 PM '91

DAVIDSON COUNTY

No. 404744