PREPARED BY AND RETURN TO:
Manson, Jones & Associates
The Waterfront
2280 Metrocenter Blvd.
Suite #300
Nashville TN 37228

Davidson County DEEDTRS
Recvd: 10/18/04 08:26 3pgs
Fees:18.00 Taxes:13345.92
20041018-0124582

Substitute Trustee's Deed

Tennessee
Map: 62-105

WHEREAS, by Deed of Trust Dated December 30th, 2001, and recorded in Instrument No. 20021231-0162388 in the Register's Office of Davidson County, Tennessee, Trade Partners Music Valley, LLC, a Michigan limited liability Company, conveyed to Ted Wu and James E. Spurill Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20040910-0109608, in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise for sale in conformity with the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on October 15th, 2004, at 10 AM. At the outside door of the Register of Deeds Office located at 501 Broadway Suite 501, Gaylord Entertainment Center of the Courthouse of 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 New Era Life Insurance Company, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of $3,607,005.00 (Three Million Six Hundred Seven Thousand Five Dollars) and 00/100;

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by New Era Life Insurance Company, of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Richard Manson, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said New Era Life Insurance Company, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final plat Music Valley P.U.D., as shown on plat of record in Plat Book 7900, page 887, in the Register's Office of Davison County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Trade Partners Music Valley, LLC, by Deed of Record in Instrument No. 20010810-006570, Register's Office for Davidson County, Tennessee.

The Grantor received title to the above-captioned real estate by Deed of Record in Instrument No. 20010810-006570, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and herditaments thereunto belonging or in any wise appertaining unto New Era Life Insurance Company, its successors and assigns in fee simple forever, to whom the said Richard Manson, Substitute Trustee, warrants the title to the aforementioned real property against the lawful claims of all person claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Advertisement& Publication Expense	$255.00
Attorney& Trustee Fees	$10,490.00
Credit on Note	$3,600,000.00
	$3,607,005.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IT WITNESS WHEREOF, the said Richard Manson, Substitute Trustee, has on October 15th, 2004, hereunto set his hand and seal.

Richard Manson, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of October, 2004, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Richard Manson to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and Year above written.

Notary Public My Commission Expires: 11/26/05

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2005

Property Address: 2500 Music Valley Drive

Map & Parcel 62-105

(The map, parcel and address herein above are believed to be correct; but same is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.)

Property Owner and Agency Responsible
New Era Life Insurance Company
200 Westlake Park, Blvd.
Suite #1200
Houston, TX 77079

State of Tennessee- County of Davidson
The Actual Consideration of True Value, Whichever
Is Greater, for this Transfer is Three Million Six Hundred Seven Thousand Five Dollars and no/100.

Affiant

Subscribed and Sworn to before me, this the 15th day of October 2004.

Notary

11/26/05
My Commission Expires:

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2005