Davidson County DEEDTRS
Recvd: 03/13/06 14:41 3 pgs
Fees:18.00 Taxes:2775.00
20060313-0028794

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 10, 1998, Nashville River Park Associates, L.P., a Tennessee Limited Partnership, executed to John W. Montessi, Jr., Trustee, a certain deed of trust conveying to him as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record in Book 11111, Page 365, in the Office of the Register of Deeds of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20051205-0145515 in said Register's Office the Substitute Trustee was replaced by E. Franklin Childress, Jr., R. Spencer Clift and K. David Waddell as Substitute Trustees, any one of whom is empowered to serve with all the title, powers, and duties of the Original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, JP Morgan Chase Bank, f/k/a The Chase Manhattan Bank, in its Capacity as Trustee for the Registered Certificate Holders of Salomon Brothers Mortgage Securities VII, Inc., Commercial Mortgage Pass-Through Certificates Series 1999-C1, the owner of the debt, secured by said Deed of Trust, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate described in said Deed of Trust was advertised for sale in THE NASHVILLE RECORD, a newspaper published in the City of Nashville, Davidson County, Tennessee, the first insertion appearing on February 9, 2006 and subsequent insertions appearing on February 16, 2006, and February 23, 2006, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at ten o'clock (10:00 a.m.), on Friday, March 3, 2006, being the time and at the main door of the Office of the Register of Deeds, located in the Gaylord Entertainment Center, 501 Broadway, Suite 501, Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to JP Morgan Chase Bank, f/k/a The Chase Manhattan Bank, in its Capacity as Trustee for the Registered Certificate Holders of Salomon Brothers Mortgage Securities VII, Inc., Commercial Mortgage Pass-Through

Certificates Series 1999-C1, at and for the sum of $750,000.00, which is the highest and best bid in connection therewith;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said **JP Morgan Chase Bank, f/k/a The Chase Manhattan Bank, in its Capacity as Trustee for the Registered Certificate Holders of Salomon Brothers Mortgage Securities VII, Inc., Commercial Mortgage Pass-Through Certificates Series 1999-C1**, the following real estate situated and located in Davidson County, Tennessee, to-wit:

Situated in Davidson County, Tennessee, to-wit:

Beginning at a set I.P. on the West line of 28th Avenue (100 feet wide), said point being 228.36 feet South of the South line of Clarksville Pike, thence; along the West line of said 28th Avenue, South 34 degrees, 06 minutes, 00 seconds West, a distance of 3.71 feet to a point of curvature, thence; along the West line of said 28th Avenue and along the arc of a curve to the left having a radius of 476.74 feet, an arc length of 48.55 feet, a delta angle of 05 degrees, 50 minutes, 06 seconds, a chord length of 48.53 feet, a chord bearing of South 31 degrees, 10 minutes, 57 seconds West, and a tangent length of 24.30 feet to a point, thence; North 77 degrees, 03 minutes, 00 seconds West, a distance of 795.39 feet to a point, thence; North 34 degrees, 10 minutes, 00 seconds East, a distance of 393.20 feet to a found iron pin, thence; South 55 degrees, 50 minutes, 00 seconds East, a distance of 550.00 feet to a found iron pin, thence; South 34 degrees, 08 minutes, 04 seconds West, a distance of 126.50 feet to a point, thence; South 77 degrees, 03 minutes, 25 seconds East, a distance of 202.67 feet to a point, said point being the point of beginning of said parcel containing 167,645 square feet or 3.8486 acres of land.

Being the same property conveyed to Nashville River Park Associates, L.P., by Deed of Record in Book 8485, Page 879, Register's Office for Davidson County, Tennessee.

The conveyance of the aforesaid property is subject to unpaid property taxes, assessments, subdivision restrictions, building lines, and easements of record in the Office of the Register of Deeds of Davidson County, Tennessee.

IN WITNESS WHEREOF, E. Franklin Childress, Jr., as Substitute Trustee has hereunto set his hand this the 3rd day of March, 2006.

E. FRANKLIN CHILDRESS, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 3rd day of March, 2006, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared E. Franklin Childress, Jr., to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Substitute Trustee.

WITNESS my hand and Official Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

SANDRA S. LEE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. OCT. 10, 2006

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $750,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me on this 3rd day of March, 2006.

NOTARY PUBLIC

My Commission Expires:

SANDRA S. LEE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. OCT. 10, 2006

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| PROPERTY ADDRESS: | 2027 28th Avenue North<br>Nashville, TN 37208 |
| OWNER AND MAIL TAX NOTICE TO: | JP Morgan Chase Bank, f/k/a The Chase Manhattan Bank, in its capacity as Trustee for the Registered Certificate Holders of Salomon Brothers Mortgage Securities VII, Inc., Commercial Mortgage Pass-Through Certificates Series 1999-C1<br>GMAC Commercial Mortgage Corporation, Special Servicer<br>550 California Street, 12th Floor<br>San Francisco, CA 94104 |
| PREPARED BY AND RETURN TO: | Baker, Donelson, Bearman, Caldwell & Berkowitz, PC<br>165 Madison Avenue, Suite 2000<br>Memphis, TN 38103 |
| Tax Parcel ID: | 081-02-0-175-00 |