Davidson County DEEDWARR
Recvd: 10/09/07 09:12 7 pgs
Fees:38.00 Taxes:18130.00
20071009-0120026

THIS INSTRUMENT PREPARED BY:

Merri H. McCoy, Esq.
Powell Goldstein, LLP
2200 Ross Avenue, Suite 3300
Dallas, TX 75201

FROM: LaSalle Bank National Association (formerly known as LaSalle National Bank), as Trustee for the Registered Holders of LB Commercial Mortgage Trust Commercial Mortgage Pass-Through Certificates, Series 1998-C1 ("Grantor")

TO: Metroplex Business Park, LLC ("Grantee")

ADDRESS OF NEW OWNER:

c/o Panattoni Development Company
8401 Jackson Road
Sacramento, California 95826

SEND TAX BILLS TO:

c/o Panattoni Development Company
8401 Jackson Road
Sacramento, California 95826

TAX PARCEL NUMBER:
5DU 16070 Map 134-0, Parcel 255

SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON §

THAT **LASALLE BANK NATIONAL ASSOCIATION (FORMERLY KNOWN AS LASALLE NATIONAL BANK), AS TRUSTEE FOR THE REGISTERED HOLDERS OF LB COMMERCIAL MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 1998-C1** (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it in hand paid by **METROPLEX BUSINESS PARK, LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantee"), whose mailing address is c/o Panattoni Development Company, 8401 Jackson Road, Sacramento, California 95826, the receipt and sufficiency of which consideration are hereby acknowledged, and upon and subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has BARGAINED, SOLD, CONVEYED and CONFIRMED, and by these presents does hereby BARGAIN, SELL, CONVEY and CONFIRM, unto Grantee all of the real property situated in Davidson County, Tennessee, described on Exhibit A attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and together with all improvements located thereon and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (said land, rights, benefits, privileges, easements, tenements,

hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property"). The Property is improved property known as Metroplex Business Park.

This conveyance is made subject and subordinate to those encumbrances and exceptions set forth on Exhibit B attached hereto and made a part hereof for all purposes and all other matters of record affecting the Property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its successors, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

By acceptance of this Special Warranty Deed, Grantee acknowledges and agrees that any and all liability hereunder of Grantor, its agents, representatives or employees, including the Special Warranty of title herein contained, shall be limited to and satisfied solely from the Grantor's proceeds from the Property.

By acceptance of this Special Warranty Deed, Grantee assumes payment of all real property taxes on the Property for the year 2007 and subsequent years.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of October 5th, 2007.

GRANTOR:

LASALLE BANK NATIONAL ASSOCIATION (FORMERLY KNOWN AS LASALLE NATIONAL BANK), AS TRUSTEE FOR THE REGISTERED HOLDERS OF LB COMMERCIAL MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 1998-C1

By: Capmark Finance Inc.,
a California corporation
Its: Special Servicer

By: _____
Name: Sylvan Rothschild
Its: SVP

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

Personally appeared before me, Mary F. Miller, a Notary Public in and for said State and County duly commissioned and qualified, Sylvan Rothschild with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SVP of Capmark Finance Inc., a California corporation, the Special Servicer of LaSalle Bank National Association (formerly known as LaSalle National Bank), as Trustee for the Registered Holder of LB Commercial Mortgage Trust Commercial Mortgage Trust Commercial Mortgage Pass-Through Certificates, Series 1998-C1 (the "Maker"), and is authorized to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 3 day of October, 2007.

_____
Notary Public in and for the State of Texas

Mary F. Miller
Printed/Typed Name of Notary

My Commission Expires: 02-04-09

MARY F. MILLER NOTARY PUBLIC STATE OF TEXAS EXPIRES 02-04-2009

::ODMA\PCDOCS\ATL\4214642

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

The actual consideration or value, whichever is greater, for this transfer is $4,900,000.00.

AFFIANT

Subscribed and sworn to before me, this 3 day of October, 2007.

Notary Public in and for the State of Texas

Mary F. Miller

Printed/Typed Name of Notary

My Commission Expires: 02-04-09



EXHIBIT A

Legal Description

Land with the buildings and improvements therein in Nashville, Davidson County, Tennessee, known as Lot 1, Section 3 on that Plan on Metroplex, as shown on plat of record in Plat Book 5800 page 189, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a monument found in the southwest right-of-way line of Metroplex Drive at its intersection with the east right-of-way line of Paragon Mills Road;

Thence, with a right-of-way line of Metroplex Drive, S 33 degrees 28' 21" E, 79.96 feet to a point.

Thence, continuing along said right-of-way with a curve to the left, 351.86 feet to an existing monument, said curve having a central angle of 54 degrees 15' 39", a radius of 371.54 feet, a tangent of 190.38 feet and a chord of S 60 degrees 36' 11" E 338.86 feet;

Thence, leaving said right-of-way, S 02 degrees 16' 00" W, 15.00 feet to a point;

Thence S 87 degrees 44' 00" E, 35.00 feet to a point in the edge of Sorghum Branch; thence with said Sorghum Branch, the following calls:

S 30 degrees 22' 42" E, 457.00 feet to a point;

S 87 degrees 44' 21" E, 20.00 feet to a point in the northwest comer of Lot No. 2 as shown on the plan of the Re-subdivision of Lot No. 2 Harding Place Park of record in Book 4660 page 7 Register's Office Davidson County, Tennessee.

Along the west line of said Lot No. 2, S 38 degrees 28' 36" E, 56.64 feet to a point;

S 06 degrees 48' 30" E, 79.94 feet to a point;

S 03 degrees 11' 30" W, 72.83 feet to a point;

S 25 degrees 18' 30" E, 99.06 feet to a point;

S 27 degrees 30' 00" W, 154.97 feet to an existing iron pin;

Thence, along the south line of this parcel, N 87 degrees 38' 30" W. 423.12 feet to a point in the northwest right-of-way line of Interstate 24;

Thence, with said right-of-way along a curve to the left, 470.12 feet to a point, said curve having a central angle of 02 degrees 18' 37", a radius of 11,659.16 feet, a tangent of 235 feet and a chord N 32 degrees 18' 31" W 470.09 feet to a point;

Thence, continuing with said right-of-way, N 33 degrees 27' 49" W, 44.20 feet to a point;

Thence, continuing with said right-of-way, N 71 degrees 22' 49" W, 15.38 feet to a point in the east right-of-way line of Paragon Mills Road;

Thence, with said right-of-way, N 05 degrees 14' 26" E, 599.42 feet to a found monument;

Thence, N 56 degrees 30' 55" E, 26.30 feet to the point of beginning.

Being the same property conveyed to LaSalle Bank National Association (formerly known as LaSalle National Bank), as Trustee for the Registered Holders of LB Commercial Mortgage Trust Commercial Mortgage Pass-Through Certificate Series 1998-C1 by Special Warranty Deed from 475 Metroplex Operating Associates, L.P., a New Mexico limited partnership of record in Instrument No. 20050131-0011228, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year of 2007 a lien, not yet due and payable.
2. Subject to all matters shown on the Plan of Section Three, Metroplex of record in Plat Book 5800, Page 189, Register's Office of Davidson County, Tennessee.
3. Sanitary Sewers and/or Storm Drainage Easement of record in Book 4435, page 50, said Register's Office.
4. Easement to the Electric Power Board of the City of Nashville of record in Book 2544, page 229, said Register's Office.
5. Conveyance of sanitary sewer mains to Metro of record in Book 5953, page 829, said Register's Office.
6. Easement for the flow of Sorghum Creek.
7. Rights or claims of other under unrecorded leases, contract or agreements.
8. Any rights, easements, interests or claims which may exist by reason of or reflected by the following matters disclosed on the survey prepared by John Alan Hood, RLS No. 1838, dated March 30, 2007, order #295-13-7:

    a. utility lines with valves, meters, manholes, boxes, and other appurtenances;
    b. encroachment of billboard over property line; and
    c. 100-year flood plain and floodway.