TRUSTEE'S DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
Davidson County DEEDTRS Recvd: 12/10/08 11:59 4 pgs Fees:23.00 Taxes:24420.00 20081210-0119156	THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $6,600,000.00 Affiant Ernest B. Williams IV SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2008 Notary Public MY COMMISSION EXPIRES: 7-8-12 (AFFIX SEAL)

ASHLEY N. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 7-8-12

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C. (EBW)
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horizon Realty, LLC 33 Power house Road Roslyn Heights, NY 11577	Same as Owner	148-00-0-150

This **Instrument** made and entered into on this 5th day of December, 2008, by and between Ernest B. Williams, IV., as Successor Trustee, a resident of Tennessee whose address is: 401 Church Street, Suite 2600, Nashville, TN 37219 ("Trustee"), and Horizon Realty, LLC, a Delaware limited liability company ("Grantee");

WHEREAS, by Deed of Trust, Security Agreement and Financing Statement dated

September 7, 2006 of record at Instrument No. 20060912-0112805, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), The Cedar Hills Investment Group, LTD conveyed to Stephen C. Baker, as trustee, the property (the "Property") described in this instrument, for the benefit of Astoria Federal Mortgage Corp. as beneficiary (the "Lawful Holder");

WHEREAS, the Lawful Holder appointed Trustee to serve as successor trustee by instrument of record at 20081110-0111623, Register's Office for said County;

WHEREAS, a default has occurred with respect to the Deed of Trust and the Lawful Holder has directed the Trustee to sell the Property in the manner described in the Deed of Trust and according to applicable law;

WHEREAS, at the time, place and date specified in notices or advertisements published in accordance with the Deed of Trust and applicable law the Trustee caused the Property to be offered for sale at public outcry. After opening the floor for competitive bids, the Property was sold to Grantee at the price of $6,600,000.00.

NOW, THEREFORE, I, Ernest B. Williams, IV., pursuant to my powers as Successor Trustee and not further or otherwise, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, transfer and convey unto Horizon Realty, LLC (Grantee), Grantee's heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon and affixed thereto, but only pursuant to my powers at trustee and not further or otherwise. The Property is further described as follows:

A tract of land in the Fifth Civil District of Davidson County, Tennessee, being Lot No. 1 shown on the Plan of Cedar Hills Apartments, of record in Book 4955, page 28, Register's Office for Davidson County, Tennessee, described according to a survey made by Michael V. Holmes Company, dated August 26, 1975, revised July 15, 1976, as follows:

BEGINNING at a concrete monument in the northerly margin of Packard Drive, located 472.18 feet

east of the east right-of- way of Creekside Drive, said monument being the southwest corner of said Resubdivision of Bavaria Apartment Site; thence North 3°06'29" East, 264.37 feet to a concrete monument; thence North 2°56'52" East, 124.08 feet to a concrete, monument; thence South 88°54' East 717.45 feet to an iron pin; thence South 2l°18' East 146.54 feet to an iron pin; thence South 60°08'56" West, 49.04 feet to an iron pin; thence South 29°51'04" East 89.67 feet to an iron pin; thence South 77°32'51" East 42.29 feet to an iron pin; thence North 68°05' East 166.0 feet to an iron pin; thence South 80°30' East 101.64 feet to an iron pin; thence South 37°09'34' East 353.37 feet to an iron pin in the northerly margin of Packard Drive; thence South 48°05' West 106.72 feet to an iron pin, the beginning of a curve to the right; thence following said curve along the northerly margin of Packard Drive, northwestwardly, having a radius of 601.72 feet, a distance of 810.40 feet to an iron pin; thence North 54°45' West, 285.51 feet to an iron pin, the beginning of a curve to the left; thence with the said curve having a radius of 343.25 feet westwardly 253.71 feet to the point of beginning, containing 14.091 acres or 613,796.593 square feet.

Being the same property conveyed to THE CEDAR HILLS INVESTMENT GROUP, LTD., A TENNESSEE LIMITED PARTNERSHIP, by deed from THE NEW CEDAR HILLS APARTMENTS, LTD., A TENNESSEE LIMITED PARTNERSHIP, of record in Book 6113, page 248, dated March 31, 1983, said Register's Office.

(the "Property")

Property address: **4601 PACKARD DRIVE, Nashville, TN 37211**

To have and to hold unto the Grantee, the Property, Together with all tangible personal property located on or about the property and in which Beneficiary possess a security interest, including all fixtures, equipment, systems, machinery, furniture, furnishings, appliances, goods, building or construction materials, supplies and articles of tangible personal property of every kind and character, as more fully described in the Deed of Trust (collectively all of the above referenced to as the "Property")

Said sale is subject to all defects of title; easements; restrictions; liens; taxes; rights of parties in possession; and redemption rights existing by law, to the extent such matters were not extinguished by the sale under the Deed of Trust.

This instrument is provided without warranty by the Trustee of any nature. Trustee conveys to Grantee only pursuant to his rights and powers granted as set forth in this

Instrument and in accordance with Tennessee Law.

Ernest B. Williams, IV., Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before the Undersigned, a Notary Public of the State and County aforesaid, personally appeared Ernest B. Williams IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee as set forth in this instrument, and that he as such Trustee being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of December, 2008.

Notary Public

My commission expires: 7-3-2012

(*Affix visible seal)*

ASHLEY N. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 7-3-12