THIS INSTRUMENT PREPARED BY:
Baker, Donelson, Bearman Caldwell & Berkowitz, PC
211 Commerce Street, Suite 1000
Nashville, TN 37201
Attn: Corey J. Stringer, Esq.

WHEN RECORDED RETURN TO:

Davidson County DEEDTRS
Recvd: 01/05/09 11:14 5 pgs
Fees:28.00 Taxes:46712.50
20090105-0000617

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on July 11, 2006, Pinnacle Heights Apartments, LLC, f/k/a Gray Property 6101, LLC (the "Debtor"), made, executed and delivered to Deborah A. Randolph, Trustee, a certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing (the "Deed of Trust") conveying to her as trustee certain property (the "Property") hereinafter fully set forth and described, as the same appears of record under Instrument No. 20060713-0084416 and re-recorded under Instrument No. 20060719-0087116, in the Office of the Register of Deeds, Davidson County, Tennessee; and

WHEREAS, the Original Trustee has been replaced by K. David Waddell as Substitute Trustee, as recorded under Instrument No. 20080808-0081759 in said Register's Office, and is empowered to serve with all the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, Compass Bank (the "Creditor") is the true and lawful owner and holder of the note aforesaid, secured by the Deed of Trust aforesaid; and

WHEREAS, Default having been made under the terms of the said Deed of Trust, the Creditor of said indebtedness and obligation having requested the undersigned to advertise and sell the Property conveyed thereby according to the terms of said Deed of Trust; and

WHEREAS, in accordance with said request, the property was advertised for sale in The Tennessean, a newspaper published in Nashville, Tennessee, for at least twenty-one (21) days, such advertisements appearing on November 28, 2008, December 5, 2008 and December 12, 2008, and giving the time, terms, place of sale and description of the Property; and

WHEREAS, at the time of the sale, being on **Monday, December 22, 2008**, commencing at 12:00 o'clock (12:00 p.m.), at the main door of the Davidson County Register of Deeds Office, Sommet Center, 501 Broadway, Nashville, Davidson County, Tennessee, the Property was offered for sale at public outcry to the highest and best bidder for cash, at which sale said Property was struck off and sold to Central Union Realty Group, LLC, a New Jersey limited liability company at and for the sum of Twelve Million Six Hundred and Twenty-Five Thousand Dollars ($12,625,000.00), that being the highest and best bid offered;

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 Central Union Realty Group, LLC, and JJR Livestock, LLC, a Tennessee limited liability company, as tenants-in-common, each with an undivided fifty percent (50%) interest, their Successors and/or Assigns, the following real estate situated and located in Davidson County, Tennessee, to-wit:

PARCEL I:

LAND IN THE 2ND, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING SHOWN AS PARCEL 119 ON THE PLAT OF MT. VIEW APARTMENTS AS RECORDED IN BOOK 9700, PAGE 87 IN THE REGISTER OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE JACK NIXON PROPERTY AS RECORDED IN BOOK 9426, PAGE 394, SAID POINT BEING 21.35 FEET NORTH OF NIXON'S SOUTHEAST CORNER; THENCE, NORTH 10 DEGREES 00' 54" EAST, 375.32 FEET TO AN OLD IRON ROD, THENCE, NORTH 08 DEGREES 59' 41" WEST, 304.16 FEET TO AN OLD IRON ROD, THENCE, SOUTH 86 DEGREES 23' 41" EAST, 156.84 FEET TO THE WESTERLY MARGIN OF THE RELOCATED BABY RUTH LANE, THENCE, ALONG SAID MARGIN SOUTH 02 DEGREES 53' 38" EAST, 69.66 FEET; THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 322.45 FEET AND A CHORD OF SOUTH 10 DEGREES 19' 59" WEST, 319.60 FEET; THENCE, SOUTH 23 DEGREES 33' 37" WEST, 301.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.29 ACRES, MORE OR LESS.

PARCEL II:

LAND IN THE 1ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SHOWN AS PARCEL 135 ON THE PLAT OF MT. VIEW APARTMENTS AS RECORDED IN PLAT BOOK 9700, PAGE 87 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT AN IRON ROD IN THE NORTHERLY MARGIN OF MT. VIEW ROAD, (30' FROM THE CENTERLINE); THENCE, ALONG SAID MARGIN NORTH 66 DEGREES 14' 05" WEST, 142.45 FEET TO AN IRON ROD; THENCE, NORTH 65 DEGREES 36' 18" WEST, 97.52 FEET; THENCE, NORTH 66 DEGREES 26' 23" WEST, 72.72 FEET; THENCE, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD OF NORTH 21 DEGREES 26' 23" WEST, 35.36 FEET TO THE EASTERLY MARGIN OF THE RELOCATED BABY RUTH LANE (A 60 FOOT RIGHT-OF-WAY); THENCE, ALONG SAID MARGIN NORTH 23 DEGREES 33' 37" EAST, 292.05 FEET; THENCE, ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 350.16 FEET AND A CHORD OF NORTH 10 DEGREES 19' 59" EAST, 347.05 FEET; THENCE, NORTH 02 DEGREES 53' 38" WEST,

16.43 FEET; THENCE, LEAVING BABY RUTH LANE AND ALONG THE LINES OF MUR-CL HOMES FOR THE RETARDED, INC., AS RECORDED IN BOOK 6497, PAGE 619, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SOUTH 71 DEGREES 05' 50" EAST, 233.48 FEET TO AN IRON ROD; THENCE, NORTH 02 DEGREES 19' 49" EAST, 253.99 FEET TO AN IRON ROD; THENCE NORTH 09 DEGREES 25' 06" EAST, 171.03 FEET TO AN IRON ROD; THENCE, ALONG THE LINES OF AMBER CALDWELL AND SHARON WOLF AS RECORDED IN BOOK 5766, PAGE 154, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SOUTH 71 DEGREES 13' 35" EAST, 272.25 FEET TO AN IRON ROD; THENCE, NORTH 29 DEGREES 16' 27" EAST, 137.56 FEET TO AN IRON ROD; THENCE, NORTH 71 DEGREES 12' 51" WEST, 293.12 FEET TO AN IRON ROD; THENCE, ALONG THE AFOREMENTIONED MUR-CI HOMES PROPERTY, NORTH 20 DEGREES 49' 31" EAST, 174.75 FEET TO AN IRON ROD; THENCE, ALONG THE LINES OF MUR-CI HOMES SUBDIVISION, AS RECORDED IN BOOK 7900, PAGE 447, NORTH 77 DEGREES 24' 15" EAST, 421.73 FEET TO AN AXLE; THENCE, SOUTH 84 DEGREES 05' 05" EAST, 132.90 FEET TO AN IRON ROD; THENCE, SOUTH 84 DEGREES 08' 14" EAST, 71.60 FEET TO AN AXLE; THENCE, ALONG THE LINES OF J.P. MITCHELL, ETUX AS RECORDED IN BOOK 4329, PAGE 800, SOUTH 14 DEGREES 05' 14" WEST, 125.82 FEET TO AN IRON ROD; THENCE, SOUTH 13 DEGREES 21' 56" WEST, 200.61 FEET TO AN IRON ROD; THENCE, SOUTH 14 DEGREES 02' 06" WEST, 536.85 FEET TO AN IRON ROD; THENCE SOUTH 15 DEGREES 20' 09" WEST, 85.89 FEET TO AN IRON ROD; THENCE, ALONG THE LINES OF PATSY ANN HEDGEPATH, ETAL., AS RECORDED IN BOOK 8047, PAGE 495, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, NORTH 64 DEGREES 56' 35" WEST, 75.02 FEET TO AN IRON ROD; THENCE, SOUTH 28 DEGREES 18' 25" WEST, 139.09 FEET TO AN IRON ROD; THENCE, ALONG THE LINES OF LESTER W. MERCER, ETUX, AS RECORDED IN BOOK 4752, PAGE 499 AND CAROLYN FITZGERALD, AS RECORDED IN BOOK 6313, PAGE 189, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, NORTH 65 DEGREES 59' 13" WEST, 258.87 FEET TO AN IRON ROD; THENCE, SOUTH 24 DEGREES 28' 34" WEST, 365.22 FEET TO AN IRON ROD; THENCE, SOUTH 23 DEGREES 41' 05" WEST, 277.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.11 ACRES, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM GRAY LUMBER COMPANY, A VIRGINIA CORPORATION (AS TO A 4.56% UNDIVIDED INTEREST); GRAYLAND COMPANY, L.P., A VIRGINIA LIMITED PARTNERSHIP (AS TO 0.58% UNDIVIDED INTEREST); AND GRAY TIMBER RESOURCES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY (AS TO AN 8.25% UNDIVIDED INTEREST) (COLLECTIVELY, AS TENANTS IN COMMON) TO GRAY PROPERTY 6101, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AS RECORDED ON THE 13TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060713-0084414; PART OF QUITCLAIM DEED FROM CB PINNACLE

HEIGHTS, INC. TO GRAY PROPERTY 6101, LLC, A VIRGINIA LIMITED LIABILITY COMPANY (AS TO AN 86.61% UNDIVIDED INTEREST), GRAY LUMBER COMPANY, A VIRGINIA CORPORATION (AS TO A 4.56% UNDIVIDED INTEREST), GRAYLAND COMPANY, L.P., A VIRGINIA LIMITED PARTNERSHIP (AS TO A 0.58% UNDIVIDED INTEREST) AND GRAY TIMBER RESOURCES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY (AS TO AN 8.25% UNDIVIDED INTEREST), COLLECTIVELY HEREUNDER, AS TENANTS IN COMMON AS RECORDED ON THE 5TH DAY OF DECEMBER, 2002 IN INSTRUMENT NO. 20021205-0149934 AND PART OF SPECIAL WARRANTY DEED FROM CB PINNACLE HEIGHTS, INC. TO GRAY PROPERTY 6101, LLC, A VIRGINIA LIMITED LIABILITY COMPANY (AS TO AN 86.61% UNDIVIDED INTEREST), GRAY LUMBER COMPANY, A VIRGINIA CORPORATION (AS TO A 4.56% UNDIVIDED INTEREST), GRAYLAND COMPANY, L.P., A VIRGINIA LIMITED PARTNERSHIP (AS TO A 0.58% UNDIVIDED INTEREST), AND GRAY TIMBER RESOURCES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY (AS TO AN 8.25% UNDIVIDED INTEREST) COLLECTIVELY HEREUNDER, AS TENANTS IN COMMON AS RECORDED ON THE 5TH DAY OF DECEMBER, 2002 IN INSTRUMENT NO. 20021205-0149933, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 2900 Baby Ruth Lane, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property, together with the hereditaments and appurtenances of and to the same belonging or in anywise appertaining, unto the said Central Union Realty Group, LLC, and JJR Livestock, LLC, as tenants-in-common, each with an undivided fifty percent (50%) interest, together with all rights and benefits of the covenants and warranties made in said Deed of Trust insofar as he can or ought as Substitute Trustee, but not further or otherwise.

Title to the Property is conveyed subject to all liens, easements, covenants, conditions, encumbrances, and restrictions which are prior to the lien of said Deed of Trust, including, without limitation, any unpaid ad valorem taxes or assessments.

IN WITNESS WHEREOF, the said Substitute Trustee has executed this instrument effective as of the 2nd day of January, 2009.

K. David Waddell
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of January, 2009 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared K. David Waddell, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same 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: 5/2/11

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 $12,625,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 2nd day of January, 2009.

Notary Public

My Commission Expires:

11-14-09

PROPERTY ADDRESS: 2900 Baby Ruth Lane, Antioch, Tennessee 37013

OWNER AND MAIL TAX
NOTICE TO:

Jerome Lombardo
Central Union Realty Group, Inc.
335 Main Street
Hackensack, New Jersey 07601

Tax Parcel ID: 16300013500