THIS INSTRUMENT PREPARED BY:
Baker, Donelson, Bearman Caldwell & Berkowitz, PC
211 Commerce Street, Suite 800
Nashville, TN 37201
Attn: Corey J. Stringer, Esq.

WHEN RECORDED RETURN TO:
Baker, Donelson, Bearman Caldwell & Berkowitz, PC
211 Commerce Street, Suite 800
Nashville, TN 37201
Attn: Corey J. Stringer, Esq.

BILL GARRETT, Davidson County
Trans:T20100003894 DEEDTRS
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20100120-0005059

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WHEREAS, the Original Trustee has been replaced by K. David Waddell as Substitute Trustee, as recorded under Instrument No. 20080808-0081759 in said Register's Office, and is empowered to serve with all the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 December 25, 2009, January 1, 2010 and January 8, 2010, and giving the time, terms, place of sale and description of the Property; and

WHEREAS, at the time of the sale, being on **Monday, January 18, 2010**, 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 Twenty-Five Thousand Dollars ($25,000.00), 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 III:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE DAVIDSON COUNTY, TENNESSEE LOCATED ON THE NORTHERLY MARGIN OF MT. VIEW ROAD EAST OF BABY RUTH LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF MT. VIEW ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF LUSTER W. MERCER, ET UX, OF RECORD IN DEED BOOK 4752, PAGE 499, R.O.D.C. AND BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT; THENCE WITH SAID MARGIN, N 66° 23' 21" W, 108.70 FEET TO A POINT; THENCE LEAVING SAID MARGIN WITH THE EAST LINE OF MT. VIEW APARTMENTS, N 23° 41' 05" E. 285.70 FEET TO AN IRON PIN; THENCE S 66° 23' 59" E, 110.69 FEET TO A POINT IN THE WEST LINE OF AFOREMENTIONED MERCER; THENCE WITH SAID MERCER, S 24° 05' 03" 285.73 FEET TO THE POINT OF BEGINNING CONTAINING 31,341 SQUARE FEET OR 0.72 ACRE, MORE OR LESS.

PARCEL IV:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED NORTH OF MT. VIEW ROAD , EAST OF BABY RUTH LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN IN THE EAST LINE OF MT. VIEW APARTMENTS, SAID PIN BEING N 23° 41' 05" E, 277.92 FEET ALONG SAID LINE FROM THE MOST SOUTHEAST CORNER OF SAID APARTMENTS IN THE NORTHERLY MARGIN OF MT. VIEW ROAD; THENCE, WITH THE EAST LINE OF SAID APARTMENTS, N 24° 28' 34" E, 365.22 FEET TO AN IRON PIN; THENCE, WITH SAID APARTMENTS, S 65° 59' 13" E, 108.19 FEET TO AN IRON PIN; THENCE WITH THE WEST LINE OF LESTER W. MERCER, ET UX OR RECORD IN DEED BOOK 4752, PAGE 499, R.O.D.C., S 24° 05' 03" W, 364.41 FEET TO A POINT; THENCE N 66° 23' 59" W, 110.69 FEET TO THE POINT OF BEGINNING, CONTAINING 39,924 SQUARE FEET OR 0.92 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED 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) BY QUITCLAIM DEED FROM CB PINNACLE

HEIGHT, INC., OF RECORD IN INSTRUMENT NO. 20021205-0149934, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO SEE SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20021205-0149933, SAID REGISTER'S OFFICE.

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 18th day of January, 2010.

K. David Waddell
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of January, 2010 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:

My Commission Expires MAY 6, 2013

CATHERINE C. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

K D Waddell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 18 day of January, 2010.

Notary Public

CATHERINE C. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
My Commission Expires MAY 6, 2013

PROPERTY ADDRESS:	2900 Baby Ruth Lane, Antioch, Tennessee 37013
OWNER AND MAIL TAX NOTICE TO:	c/o Jerome Lombardo Central Union Realty Group, Inc. 335 Main Street Hackensack, NJ 07601
Tax Parcel ID:	16300013500