ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.:
General Electric Capital Corporation	Same	175-000-132.00
(Name) 635 Maryville Centre Drive, Suite 120	(Name)	
(Street Address) St. Louis, MO 63141 Attention: David V. Sierminski	(Street Address)	
(City) (State) (Zip)	(City) (State) (Zip)	

THIS INSTRUMENT PREPARED BY:

Chambliss, Bahner & Stophel
1000 Tallan Building
Two Union Square
Chattanooga, Tennessee 37402
Attn: Bruce C. Bailey

BILL GARRETT, Davidson County
Trans:T20100030750 DEEDQC
Recvd: 05/21/10 11:52 4 pgs
Fees:23.00 Taxes:1818.56
20100521-0039339

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

WHEREAS, by virtue of the power and authority vested under the Deed of Trust executed by PMK Holdings V, LLC to Judy S. Wells, Trustee dated December 5, 2007, and recorded on December 6, 2007, in Instrument Number 20071206-0141494 (the "Second Deed of Trust"), in the Register's Office of Davidson County, Tennessee (the "Register's Office" or "R.O.D.C."), given to secure payment of a Promissory Note (the "Note"), from PMK Holdings V, LLC, in the original principal amount of Two Million One Hundred Twenty Thousand and 00/100 Dollars ($2,120,000.00), payable to the order of General Electric Capital Corporation; and

WHEREAS, Bruce C. Bailey was appointed Substitute Trustee under the terms of the Appointment of Substitute Trustee executed by General Electric Capital Corporation on May 27, 2009, and recorded on June 1, 2009, in Instrument Number 20090601-0049944, in the Register's Office, with all the rights, powers and privileges of the original Trustee named in the Deed of Trust; and

WHEREAS, default having been made in payment required by the Note, the entire balance having been declared to be due and payable, and such default continuing, at the instance and request of General Electric Capital Corporation, as the lawful owner and holder of the Note, and for the purpose of effecting payment in satisfaction of principal, interest, fees and costs of sale, Bruce C. Bailey, as Substitute Trustee, on November 18, 2009, at 10:00, a.m. prevailing time, pursuant to the advertisement published in The Tennessean, Nashville, Tennessee, in its issues of October 28, 2009, November 4, 2009 and November 11, 2009, offered for sale and sold at public outcry, to the highest and best bidder for cash, at the steps of the Davidson County Courthouse, South Main door, One Public Square, in the City of Nashville, Davidson County, Tennessee, at which sale General Electric Capital Corporation being the highest and best bidder

at and for the sum of Four Hundred Ninety-One Thousand Five Hundred Two and 00/100 Dollars ($491,502.00), became the purchaser; and

WHEREAS, the amount of the credit bid has been applied in payment of the Substitute Trustee's fee, title report, advertising charges of The Tennessean, the fee for the preparation of the Substitute Trustee's Quitclaim Deed and the balance applied as a payment or credit on the note thereby secured;

NOW, THEREFORE, BRUCE C. BAILEY, SUBSTITUTE TRUSTEE, exercising the power and authority vested in him, and in bar of all rights and equities of redemption, statutory rights of redemption, homestead, dower and all other rights or exceptions of every kind, does hereby bargain, sell, remise, release and quitclaim unto GENERAL ELECTRIC CAPITAL CORPORATION, the following described real estate located at 1571 Heil Quaker Boulevard, La Vergne, Davidson County, Tennessee:

A tract or parcel of land in the twenty-ninth (formerly thirty-second) Councilmanic Civil District of Metropolitan Nashville-Davidson County, Tennessee lying west of Heil Quaker Boulevard in Interchange City of Industrial Park, being Lot 1, Section XXVI of Interchange Park and being more fully described as follows:

Beginning at a chiseled X on the concrete footer of a fence post on the west margin of Heil Quaker Boulevard, a 60' wide right-of-way, said point being located S 04 degrees 12' 06" W, 85.17' from an iron pin found at the southeast corner of Interchange City Industrial Park, Section XVI as recorded in Plat Book 4860, page 106, at the Register's Office for Davidson County, Tennessee (R.O.D.C.).

Thence, S 04 degrees 17' 25" W, 386.48' with the west margin of Heil Quaker Boulevard to an iron pin found, said pin being the beginning of a curve;

Thence, with a curve to the right with the west margin of Heil Quaker Boulevard having a radius of 1115.92', a distance of 28.94' and a chord bearing of S 04 degrees 53' 48" to an iron pin found, said pin being the northeast corner of the Center for Business and Technology, INC., property as of record in Deed Ref. #200407220087831, R.O.D.C.;

Thence, with the said Center for Business and Technology, Inc., and Walia, LLC properties; as of record in Deed Ref. #200604120042232, R.O.D.C., N 85 degrees 45' 00" W, 913.92" to an iron pin found at the northwest corner of said Walia, LLC property and in the east line of the J.H. Moore property as of record in Deed Book 967, page 141., R.O.D.C.;

Thence, with the said Moore property, N 00 degrees 52' 07" E, 501.60' with Moore's east property line to an iron pin found, said pin being the southwest corner of the Interchange City Associates, LTD. property as of record in Deed Ref. #200609150114575, R.O.D.C.;

Thence, with the said Associates, LTD, property, S 85 degrees 41' 15" E, 292.94' to an iron pin set on the west margin of Corporate Place;

Thence, with the said margin the following bearings and distances:

Thence, southeasterly with a curve having a radius of 60.00' and a distance of 94.25', with a chord bearing of S 40 degrees 58' 19" E, 84.85' to an iron pin found;

Thence, S 85 degrees 44' 06" E, a distance of 565.96' to an iron pin found;

Thence, with a curve to the right having a radius of 25.00' a distance of 39.32', with a chord bearing of S 40 degrees 37' 59" E, 35.39' to the Point of Beginning, and containing 426,688.827 square feet or 9.795 acres more or less.

Described according to survey by Donlon Land Surveying, LLC, Timothy Mark Donlon, Tennessee Registered Surveyor No. 2297, dated November 1, 2007.

SUBJECT TO (a) that certain Deed of Trust from PMK Holdings V, LLC to Judy S. Wells, Trustee for benefit of General Electric Capital Corporation recorded December 6, 2007, Instrument No. 20071206-0141491, R.O.D.C. to secure payment of a Promissory Note dated December 5, 2007, executed by PMK in the original principal amount of Two Million Six Hundred Fifty Thousand and 00/100 Dollars ($2,650,000.00), in favor of GECC which encumbers the Property and is a first lien on the Property superior to the Second Deed of Trust being foreclosed per this notice of sale (the "GECC First Senior Deed of Trust"); (b) UCC Fixture Filing from PMK Holdings V, LLC to General Electric Capital Corporation recorded December 6, 2007, Instrument No. 20071206-0141493, R.O.D.C.; (c) Assignment of Rents between PMK Holdings V, LLC and General Electric Capital Corporation recorded December 6, 2007, Instrument No. 20071206-0141492, R.O.D.C.; (d) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Book 5563, Page 37, R.O.D.C.; (e) Agreement between The Troxel Manufacturing and McDowell Development Corporation, Book 5533, Page 113, R.O.D.C.; (f) Deed of Conveyance to Metro (sanitary sewer), Book 5626, Page 803, R.O.D.C.; (g) all matters shown on the Plan of Interchange City Industrial Park, Section XXVI, Plat Book 5200, Page 222, R.O.D.C.; (h) all matters shown on a survey of Donlon Land Surveying, LLC, Timothy Mark Donlon, RLS No. 2297, dated November 1, 2007; and (i) the terms and conditions of an unrecorded lease to Megacolor Corporation.

Being the same property conveyed to PMK Holdings V, LLC, by deed of record in Instrument No. 20071206-0141490, R.O.D.C.

Taxes for year 2010 are a lien not yet due and payable.

Map Parcel No. 175-000-132.00.

The sale was advertised and made by Bruce C. Bailey, as Substitute Trustee only, without covenants or warranties of title, express or implied, subject to any unpaid taxes or assessments owing on the property and prior liens or encumbrances. This conveyance is so made.

IN WITNESS WHEREOF, Bruce C. Bailey, Substitute Trustee has hereunto set his hand on this 20 day of May, 2010.

Bruce C. Bailey, Substitute Trustee

STATE OF TENNESSEE :
COUNTY OF HAMILTON :

On this 20 day of May, 2010, before me, a Notary Public of the state and county aforesaid, personally appeared BRUCE C. BAILEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

WITNESS my hand and seal, at office in Hamilton County, Tennessee, this 20 day of May, 2010.

TINA L. BASS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public
My Commission Expires: 12/6/11

STATE OF MISSOURI:
COUNTY OF ST. LOUIS:

I hereby swear or affirm that the actual consideration for this transfer is $491,502.00.

Affiant – Grantee:

GENERAL ELECTRIC CAPITAL CORPORATION

By: _____
Bruce Wheeless
~~Asset Management Specialist~~
Authorized Signatory

Subscribed and sworn to before me
this 17 day of May, 2010.

Michelle O'Rear
Notary Public
My Commission Expires: 9-17-13

MICHELLE OREAR
My Commission Expires
September 17, 2013