Address New Owner:	Send Tax Bills to:	Map-Parcel No:
VTH 5th and Main, LLC Attn: James Weber 6400 Shafer Court, Suite 250 Rosemont, IL 60018	Same	082-150A-07.00CO
This instrument prepared by: Bradley Arant Boult Cummings LLP (CSS) 1600 Division Street, Suite 700, Nashville, TN 37203		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, 5th & Main Commercial Owner, Inc., a Tennessee corporation, by Deed of Trust, Assignment of Rents and Security Agreement dated June 28, 2006, of record as Instrument No. 20060630-0078762, as corrected by that certain Deed of Trust, Assignment of Rents and Security Agreement of record as Instrument No. 20071203-0139996 (as amended, the "Deed of Trust"), transferred and conveyed to TRSTE II, Inc., a Tennessee corporation, Trustee, the property described in Exhibit A hereto (the "Property") Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness (the "Prior Beneficiary"), which was the lawful owner and holder of the indebtedness secured by the Deed of Trust on the date of execution of the Appointment of Successor Trustee, such instrument being of record as Instrument No. 20100126-0007219, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Prior Beneficiary assigned, transferred and conveyed to VTH 5th and Main, LLC, a Delaware limited liability company ("Grantee"), all of Prior Beneficiary's right, title and interest in and to the Deed of Trust, the promissory notes secured thereby and all other loan documents executed in connection therewith, in accordance with that Assignment and Assumption of Security Instrument and Loan Documents, executed by Prior Beneficiary to Grantee, of record as Instrument No. 20110224-0015252, said Register's Office; and

BILL GARRETT, Davidson County
Trans:T20110011766 DEEDTRS
Recvd: 02/25/11 14:29 8 pgs
Fees:43.00 Taxes:6917.15
20110225-0015685

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 1,869,500.00.

Barbara Lynnins
Affiant

Subscribed and sworn to before me, this the 25th day of February, 2011.

DOROTHY S. POTTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

Dorothy S. Potts
NOTARY PUBLIC
My Commission Expires: 8-23-11

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WHEREAS, the Prior Beneficiary has obtained the right to foreclose in that certain Receivership proceeding in The Chancery Court of Davidson County, Tennessee as Case No: 09-217-I; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven-fifteen o'clock ante meridian (11:15 a.m.), February 25, 2011, at the main door of the Davidson County Courthouse located at 1 Public Square, Nashville, Tennessee, when and where VTH 5th and Main, LLC, a Delaware limited liability company ("Grantee"), became the last and highest bidder for cash at the price of ONE MILLION EIGHT HUNDRED SIXTY NINE THOUSAND FIVE HUNDRED DOLLARS ($1,869,500.00);

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Restrictive covenants contained in deed of record in Book 3930, page 324, in the Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in deed of record in Book 3953, page 115, said Register's Office.

4. Restrictive Covenants of the East Bank Redevelopment District, of record in Book 10078, page 364, as supplemented in Book 10169, page 1, and Book 11625, page 241, said Register's Office.

5. Restrictive covenants contained in deed of record in Instrument No. 20060630-0078750, said Register's Office.

6. Master Deed for 5th and Main Condominium, of record in Instrument No. 20060630-0078751, as amended in Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553 and 20081120-0114262, said Register's Office.

7. Storm Water Detention Agreement of record in Instrument No. 20050623-0072082, said Register's Office.

8. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances, of record in Instrument No. 20050623-0072133, said Register's Office.

9. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances, of record in Instrument No. 20050623-0072134, said Register's Office.

10. Easements for utilities retained in Metropolitan Council Ordinance No. 64-257.

11. Grant of Overhead Line Easement of record in Instrument No. 20070228-0024576,said Register's Office.

12. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Ted J. Stevenson II, RLS No. 2136, Ragan Smith Associates, Inc., Job No. 03-013, dated February 8, 2011, last revised FEB 21, 2011:
    - 6 inch water line crossing the Land
    - Fence inside the northerly boundary of the Land
    - 20 foot permanent sanitary sewer easement crossing the northwesterly portion of the Land

Words used herein indicating number or gender shall be read as context may require.

Dated this 25th day of February, 2011.

Charles S. Sanger, Successor Trustee

Charles S. Sanger, as Successor Trustee, and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of February, 2011.

Barbara Kimmins
Notary Public
My Commission Expires: 8/23/2011

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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OW0208-100134

EXHIBIT "A"

The following described property in Davidson County, Tennessee:

(i) all those certain tracts of land in the City of Nashville, County of Davidson, State of Tennessee described below (the "Land"); (ii) all buildings and improvements now or hereafter erected on the Land; (iii) all fixtures, machinery, equipment and other articles of real, personal or mixed property attached to, situated or installed in or upon, or used in the operation or maintenance of, the Land or any buildings or improvements situated thereon, whether or not such real, personal or mixed property is or shall be affixed to the Land; (iv) all building materials, building machinery and building equipment delivered on site to the Land during the course of, or in connection with, any construction, repair or renovation of the buildings and improvements situated or to be situated thereon; (v) all leases, licenses or occupancy agreements of all or any part of the Land and all extensions, renewals, and modifications thereof, and any options, rights of first refusal or guarantees relating thereto; all rents, income, revenues, security deposits, issues, profits, awards and payments of any kind payable under the leases or otherwise arising from the Land; (vi) all contract rights, accounts receivable and general intangibles relating to the Land or the use, occupancy, maintenance, construction, repair or operation thereof; all management agreements, franchise agreements, utility agreements and deposits; all maps, plans, surveys and specifications; all warranties and guaranties; all permits, licenses and approvals; and all insurance policies; (vii) all estates, rights, tenements, hereditaments, privileges, easements, and appurtenances of any kind benefiting the Land; all means of access to and from the Land, whether public or private; and all water and mineral rights; and (viii) all "Proceeds" of any of the above-described property, which term shall have the meaning given to it in the Uniform Commercial Code of the State of Tennessee (the "UCC"), whether cash or non-cash, and including insurance proceeds and condemnation awards; and all replacements, substitutions and accessions thereof. All items of personal property described above are hereafter referred to as the "Personalty."

Real property in Davidson County, Tennessee, being Unit No. 107 (Commercial Unit), together with the appurtenant interest in the common elements of 5th and Main Condominium, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20060630-0078751, Register's Office for Davidson County, Tennessee, said Commercial Unit being depicted on the Condominium Plat attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to 5th and Main Commercial Owner, Inc. by deed from 5th and Main Residential Owner, Inc., of record as Instrument No. 20060630-0078753, said Register's Office.

The above 5th and Main Condominium, a Condominium, as established in the Master Deed, is located on the land described below

Property One:

Land in Davidson County, Tennessee, being Lot Nos. 1 to 12 and the alley lying between said lots on the Powell's Plan of record in Book 13, page 279, Register's Office for said County, and parts of Lots Nos. 32 and 33 on Wetmore's Union Bank Plan as of record in Book 161, page 91, Register's Office for said County, described as follows:

Beginning on the northerly margin of Main Street at the southwest corner of the property conveyed to The Nashville Housing Authority by deed from E. E. McGhee and wife, of record in Book 3131, page 403, said Register's Office, thence with the western boundary line of said Housing Authority

property; North 30 deg. 02' West 150 feet to the southwest corner of another tract of land conveyed to the Nashville Housing Authority by deed from Rebecca R. Allen of record in Book 3340, page 553, said Register's Office; thence with the western boundary line of said tract of land North 30 deg. 02' West 100.3 feet to the southerly margin of Ramsey Street, thence with the same South 64 deg. 54' West 558 feet, more or less, to a point 94 feet east of the easterly margin of North Fifth Street; thence southerly 125 feet, more or less, to the northeast corner of the property conveyed to The Monroe Harding Children's Home by deed from C. W. Kempkau of record in Book 3285, page 213, said Register's Office; thence with the same South 26 deg. 00' East 120.8 feet to the northerly margin of Main Street thence with the same North 65 deg. 15' East 575.8 feet to the beginning.

Property Two:

TRACT 1:

Land in Davidson County Tennessee, being part of Lot No. 33 on the Plan of W. W. Wetmore Subdivision, of record in Book 8, pages 173 and 174, and Book 161, page 91, Register's Office for said County, and being part of certain lots of Greenfield's Subdivision of Lot No. 33, not of record and being Lot Nos. 11 and 12 in Winstons' Addition to Edgefield, now East Nashville, of record in Book 14, page 101, said Register's Office, and parts of Ramsey Street (closed) and Lake Street (closed) and city alley nos. 251½ (closed) and city alley no. 252 (closed) described according to a copy of a survey by Barge, Waggoner and Sumner, dated November 12, 1964, as revised January 6, 1965, as follows:

Beginning at a point at the southwest corners of what would have been the intersection of North 6th Street and Ramsey Street (now closed); thence with the southerly margin of Ramsey Street closed; S 65 deg. 20' West 165.00 feet to a point in the center of City Alley No. 251½ (closed), thence S. 27 deg. 11' East 245.11 feet to a point in the northerly margin of Main Street; thence with the said margin of Main Street, South 65 deg. 15' West 52.69 feet to a point; thence North 30 deg. 02' West 265.36 feet to a spike in the center of Ramsey Street, closed; thence South 64 deg. 54' West 118.22 feet to a spike; thence North 24 deg. 49' West 131.00 feet to a point in the center of City Alley No. 252 closed; thence North 64 deg. 54' East 346.37 feet to a point in the westerly margin of North 6th Street at the beginning of a curve to the right having a radius of 649.50 feet; thence with said curve, southeastwardly 69.72 feet to a point; thence continuing with said margin of said North 6th Street South 24 deg. 45' East 79.53 feet to the point of beginning.

TRACT II:

Parcel 1: Land in Davidson County, Tennessee, being the westerly 28 feet of the easterly 44 feet of Lot No. 11 on the Map of C. R. Winston's Plan as of record in Book 14, page 101, Register's Office for said County.

Said part of Lot No. 11 fronts 28 feet on the northerly side of Donelson, formerly Bass Street or Ramsey Street and runs back between parallel lines 111 feet to a 10 foot alley (now closed).

Parcel II: Being the easterly 22 feet of Lot No. 10 and the westerly 6 feet of Lot No. 11 in Winston's Addition to Edgefield, now East Nashville, a plan of which is of record in Book 14, page 101, Register's Office for said County.

Said easterly part of Lot No. 10 and the westerly part of Lot No. 11 together front 28 feet on the northerly side of Donelson Avenue, formerly Bass, Ramsey or Porter Street, and run back between parallel lines 111 feet, more or less, to an alley (now closed).

Parcel III: The westerly 28 feet of Lot No. 10 on the Plan of C.K. Winston's Addition to Edgefield, now East Nashville, as of record in Book 14, page 101, Register's Office for said County.

Said westerly part of Lot No. 10 fronts 28 feet on the northerly side of Donelson Avenue, formerly Bass or Porter Street, and runs back between parallel lines, 111 feet, more or less, to an alley, (now closed).

Parcel IV: Being Lot No. 9 in Winston's Addition to Edgefield, now East Nashville, as of record in Book 14, page 101, Register's Office for Davidson County, Tennessee, said Lot No. 9 fronts 50 feet on the north side of Ramsey, formerly Porter or Bass Street, and runs back between parallel lines, 111 feet to a 10 foot alley.

Also being the westerly half of Lot No. 7 on the Plan of C. K. Winston's Addition to Edgefield, now East Nashville, as of record in Book 14, page 101, Register's Office for Davidson County, Tennessee. Said westerly half of Lot No. 7 fronts 25 feet on the northerly side of Donelson Avenue, formerly Porter, Bass or Ramsey Street, and runs back parallel lines, 111 feet to an alley.

Also being Lot No. 6 on the map of Winston's Plan as of record in Book 14, page 101, Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 50 feet on the northerly side of Donelson Avenue, formerly Porter Street, and runs back between parallel lines, 111 feet to an alley.

Also being Lot No. 8 in Winston's Addition to Edgefield, now East Nashville, as of record in Book 14, page 101, Register's Office for Davidson County, Tennessee. Said Lot No. 8 fronts 50 feet on the northerly side of Ramsey Street, formerly Porter or Bass Street, and extends back between parallel lines, 111 feet to an alley in the rear.

Parcel V: Being the easterly part of Lot No. 7 on the Plan of C. K. Winston's Addition to Edgefield, now East Nashville, of record in Book 14, page 101, said Register's Office.

Beginning at a stake in the center of said lot and running thence north 111 feet to the margin of an alley (now closed); thence east with said alley 25 feet to the easterly line of Lot No. 8 on said plan, thence south with said line 111 feet to the margin of Bass or Ramsey Street, thence west with said street 25 feet to the beginning.

Parcel VI: Being Lot No. 5 in Winston's Addition to Edgefield, now East Nashville, as of record in Book 14, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the northerly side of Donelson Avenue, formerly Porter, Ramsey or Bass Street, and runs back between parallel lines 111 feet, more or less, to an alley (now closed).

Parcel VII: Lot No. 4 in Winston's Addition to Edgefield, now East Nashville as of record in Book 14, page 101, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the northerly side of Ramsey Street and runs back between parallel lines 111 feet to the southerly margin of a 10 foot alley, (now closed).

Included in this description of Tract II, Parcel VII but expressly excluded here from is the portion of the property lying within the right of way of North Fifth Street.

Included in the above description, but excluded there from, is that portion of the property conveyed to The Nashville Housing Authority by deed from Genesco Inc., (formerly General Shoe Corporation) of record in Book 3849, page 221, said Register's Office.

Also included in Tract II is a part of City Alley No. 252 (closed) running along the northerly portion of said premises.

Property Three:

Beginning at an iron pin on the westerly margin of Sixth Street and the southeasterly corner of the Welch Property, as of record in Book 9428, page 291, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

(1) Thence along Sixth Street; S 25° 16' 16" E, 230.33 feet to an iron pin;

(2) Thence with a curve to the right, having a central angle of 90° 22' 37", a radius of 17.50 feet and an arc length of 27.61 feet to an iron pin;

(3) Thence along Main Street; S 65° 06' 17" W, 138.40 feet to an iron pin;

(4) Thence N 27° 11' 00" W, 244.96 feet to an iron pin;

(5) Thence N 63° 59' 45" E, 164.20 feet to the point of beginning, containing 39,381.61 feet or 0.90 acres.

The above described properties being the same property described according to a survey made by Ragan-Smith Associates, Ted J. Stevenson, II, TN RLS No. 2136, dated March 11, 2003, last revised June 9, 2006, Job No. 03-013, as follows:

A certain tract of land in the Sixth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being bounded on the north by The Nashville Housing Authority, of record in Book 4528, page 125, Register's Office for Davidson County, Tennessee, bounded on the east by North 6th Street (50' right-of-way), bounded on the south by Main Street (80' right-of-way), bounded on the west by Spring Street. Said tract being all of Lots 1 – 12 and the alley lying between said lots on the Powell's Plan of record in Book 13, page 279, Register's Office for Davidson County, Tennessee, and a portion of Lots 32 and 33 on Wetmore's Union Bank Plan of record in Book 161, page 91, said Register's Office, and being more particularly described as follows:

Beginning at a P.K. nail (new) near the center of the northerly curve return at the intersection of said Spring Street and said Main Street, said P.K. nail being the southwesterly corner of the herein described tract; thence,

With the east right-of-way of said Spring Street for the next four calls,

1.) North 24 degrees 41 minutes 47 seconds West, 246.00 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates",

2.) North 17 degrees 50 minutes 09 seconds West, 29.68 feet to a concrete monument (old),

3.) North 64 degrees 36 minutes 40 seconds East, 16.70 feet to an iron rod (old),

4.) Along a curve to the right having a radius of 336.00 feet, an interior angle of 20 degrees 45 minutes 44 seconds, an arc length of 121.76 feet, and a chord bearing and distance of North 05 degrees 37 minutes 07 seconds West, 121.09 feet to an iron rod (old), said iron rod being the southwesterly corner of said the Nashville Housing Authority; thence,

With the south line of said The Nashville Housing Authority, North 64 degrees 42 minutes 55 seconds East, 692.61 feet to a 5/8" iron rod (old) in the westerly right-of-way of said North 6th Street; thence,

With said west right-of-way, southerly, along a curve to the right having a radius of 649.50 feet, a central angle of 06 degrees 06 minutes 55 seconds, an arc length of 69.32 feet and a chord bearing and distance of South 27 degrees 55 minutes 18 seconds East, 69.29 feet to an iron rod (old) with cap stamped "Barge, Waggoner, Sumner, & Cannon"; thence,

Continuing with said west right-of-way, South 24 degrees 46 minutes 01 seconds East, 309.24 feet to a drill hole in concrete, being the northwesterly curve return of said North 6th Street; thence,

Continuing with said west right-of-way, along a curve to the right having a radius of 17.50 feet, a central angle of 89 degrees 54 minutes 11 seconds, an arc length of 27.46 feet and a chord bearing and distance of South 20 degrees 15 minutes 05 seconds West, 24.73 feet to an iron rod (new) in the northerly right-of- way of Main Street; thence,

With said North right-of-way of Main Street, South 65 degrees 12 minutes 11 seconds West, 738.84 feet to the point of beginning and containing 292,678 square feet or 6.72 acres, more or less.