BILL GARRETT, Davidson County
Trans:T20110013326 DEEDTRS
Recvd: 03/04/11 16:24 4 pgs
Fees:23.00 Taxes:11100.00
20110304-0017665

This instrument prepared by:
Prochaska Thompson Quinn
& Ferraro, P.C. (JRP)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
WBCMT 2007-C31 Elm Hill Pike, LLC. 1601 Washington Ave, Suite 700 Miami Beach, FL 33139 Attn: Rod Lauredo	SAME	Map 108 Parcel 335

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of February 14, 2011, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and WBCMT 2007-C31 Elm Hill Pike, LLC.

WHEREAS by Deed of Trust dated April 17, 2007 of record at Instrument Number 20070419-0047165, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Q6 Office II, LLC, conveyed to Joseph B. Pitt, Jr., as Trustee, the hereinafter described real estate, to secure payment to of a promissory note dated April 17, 2007 (the "Note"); and

WHEREAS, the lawful holder of the Note, WBCMT 2007-C31 ELM HILL PIKE, LLC appointed Joseph R. Prochaska to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument Number 20101119-0092714, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the *Roane County News* that the property would be sold at 10:45 a.m. on Monday, February 14, 2011, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on January 41, January 31 and February 7, 2011, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to WBCMT 2007-C31 Elm Hill Pike, LLC. at the price of $3,000,000.00 this being the highest, last and best bid;

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of $3,000,000.00, by these presents do transfer to WBCMT 2007-C31 Elm Hill Pike, LLC., its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

> Land in Davidson County, Tennessee being Lot No. 1 on the Final Plat of JDL-Nashville Subdivision of record in Instrument No. 200507200084350, said Register's Office, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Q6 Office II, LLC, a Delaware limited liability company by deed of record in Instrument No. 200606210074308, Register's Office for Davidson County, Tennessee.
>
> together with any and all other property, real and personal, which constitutes the Property as that term is defined in the Deed of Trust.

Property address: 2868 Elm Hill Pike
Nashville, TN

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

JOSEPH R. PROCHASKA
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessica Rigsby, a Notary Public of said County and State, JOSEPH R. PROCHASKA, 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 Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this 14th day of February, 2011.

Jessica Rigsby
Notary Public
My commission expires: 4-16-2011

JESSICA RIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00

Affiant

Sworn to and Subscribed
before me this the 14th
day of February, 2011.

Notary Public
My commission expires: 11/27/2011

Notary Public State of Florida
Nulise Santana
My Commission DD737159
Expires 11/27/2011