BILL GARRETT, Davidson County
Trans:T20110014172 DEEDTRS
Recvd: 03/09/11 10:33 4 pgs
Fees:23.00 Taxes:60680.00
20110309-0018798

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:**
BACM 2005-3 DEADERICK OFFICE, LLC 1601 Washington Ave., Suite 700 Miami Beach, FL 33139 Attn: Rod Lauredo	SAME	093-023-081.00

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of February 24, 2011, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and BACM 2005-3 DEADERICK OFFICE, LLC, a Delaware limited liability company.

WHEREAS by Deed of Trust dated April 8, 2005, of record at Instrument No. 20050411-0039654, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), 2000 PBL Venture, Ltd. conveyed to Mid-South Title Corporation, as Trustee, the hereinafter described real estate, to secure payment to Bear Stearns Commercial Mortgage, Inc. of a promissory note dated April 8, 2005 (the "Note"); and

WHEREAS, the lawful holder of the Note 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 No. 20101022-0084842, 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 City Paper* that the property would be sold at 11:00 a.m. on February 24, 2011, at the front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on January 31, February 7 and February 14, 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 BACM 2005-3 DEADERICK OFFICE, LLC, a Delaware limited liability company at the price of $16,400,000.00 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 $16,400,000.00, by these presents do transfer to BACM 2005-3 DEADERICK OFFICE, LLC, a Delaware limited liability company, 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:

> BEING a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, being bounded on the north by Deaderick Street, on the east by Third Avenue North, on the south by Union Street, and on the west by Fourth Avenue North; being Block "G", part of Project Once Central Loop, General Neighborhood Renewal Area, Project No. Tenn. R-72, and being more particularly described as follows:
>
> BEGINNING at the point of intersection of the westerly right-of-way line of Third Avenue North and the northerly right-of-way line of Union Street, said point being the southeasterly corner of the herein-described parcel;

THENCE with said northerly right-of-way line of Union Street, S 62 deg. 26' 49" W, 351.09 feet to a point at the intersection with the easterly right-of-way line of Fourth Avenue North;

THENCE with said easterly right-of-way line of Fourth Avenue North N 27 deg. 37' 02" W, 226.74 feet to a point at the intersection with the southerly right-of-way line of Deaderick Street;

THENCE with said southerly right-of-way line of Deaderick Street, N 62 deg. 48' 35" E, 353.05 feet to a point at the intersection with the westerly right-of-way line of Third Avenue North;

THENCE with said westerly right-of-way line of Third Avenue North, S 27 deg. 07' 09" E, 224.52 feet to the point of beginning.

Containing 79,435 square feet or 1.82 acres.

Being the same property conveyed to 2000 PBL Venture Ltd., a Florida Limited Partnership by Deed of record in Book 11179, Page 5, 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: 315 Deadrick Street
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 and to all leases in effect at the time of the sale.

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 9th day of March, 2011.

JESSICA RIGSBY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The actual consideration or value, whichever is greater, for this transfer is $16,400,000.00.

Affiant

Sworn to and Subscribed
before me this the 7th
day of March, 2011.

CINEY TORRES
Commission # DD 778236
My Commission Expires
May 17, 2012

Notary Public
My commission expires: 5/17/12