Davidson County DEEDWARR Recvd: 09/30/11 08:21 5 pgs Fees:28.00 Taxes:43752.50 **20110930-0075667**

THIS INSTRUMENT PREPARED BY:

Robert H. Waldschmidt, Attorney
Howell & Fisher, PLLC
Court Square Building
Nashville, TN 37201-1107
615/244-3370

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
3701 National Drive, Suite 120 Raleigh, NC 27612	3701 National Drive, Suite 102 Raleigh, NC 27612	09302315100 09302315200

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

IN RE:	)	
	)	
315 UNION STREET HOLDINGS, LLC,	)	CASE NO. 10-13106-KL-11
UNION STREET PLAZA OPERATIONS, LLC,	)	CASE NO. 10-13107-KL-11
	)	
Debtor(s)	)	Jointly Administered

TRUSTEE'S DEED

Pursuant to the Order (1) Approving Sale of Certain Assets of the Debtors Free and Clear of All Liens, Claims, Encumbrances, and Other Interests and (2) Rejecting Certain Executory Contracts and Unexpired Leases dated September 14, 2011 ("Sale Order"), and which Sale Order is of record in Instrument No. *____, Register's Office for Davidson County, Tennessee, and which Sale Order the terms and provisions of which are incorporated herein by reference, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), I, Robert H. Waldschmidt, Trustee for the Bankruptcy Estate of the above-captioned Debtors, do hereby bargain, sell, and convey to TN Nashville, LLC, a North Carolina limited liability company, all of the debtor's right, title and interest in the following described real property in Davidson County, Tennessee:

Set forth on Exhibit A attached hereto and incorporated herein by this reference.

Together with the appurtenances and all the estate which the aforesaid Debtors (captioned above) had at the time of the filing of the petition in bankruptcy in the Middle District of Tennessee, Bankruptcy Case Nos. 10-13106-KL-11 and 10-13107-KL-11, and all the estates therein which Robert H. Waldschmidt, Trustee, has or has power to convey or dispose of as such trustee pursuant to the Sale Order, but no further or otherwise.

IN WITNESS WHEREOF, I, ROBERT H. WALDSCHMIDT, TRUSTEE have set my hand on this the 29th day of September, 2011.

* 20110926-0074364

ROBERT H. WALDSCHMIDT, TRUSTEE
for the BANKRUPTCY ESTATES OF
315 UNION STREET HOLDINGS, LLC
and UNION STREET PLAZA OPERATIONS, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ROBERT H. WALDSCHMIDT, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of September, 2011.

Kim L. Turner
NOTARY PUBLIC

KIM L. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7-8-2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $11,825,000.

My Commission Expires JULY 8, 2013

A.H. Waldschmidt, Trustee
ROBERT H. WALDSCHMIDT, TRUSTEE
for the BANKRUPTCY ESTATES OF
315 UNION STREET HOLDINGS, LLC
and UNION STREET PLAZA OPERATIONS, LLC

Sworn to and subscribed before me this
29th day of September, 2011.

Kim L. Turner
Notary Public

Commission Expires: 7-8-2013

KIM L. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 8, 2013

Exhibit A

Legal Description

A tract of land in the Sixth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Union Street and Third (3rd) Avenue North, and being a part of Lot 40 on the plan of Original Town of Nashville, not of record, and being more particularly described as follows:

BEGINNING at the point of intersection of the southerly right-of-way line of Union Street and the easterly right-of-way line of Printer's Alley; said point being the northwesterly property corner of the herein described tract; thence,

1. With the southerly right-of-way line of said Union Street, North 62 degrees 30 minutes 17 seconds East, passing through a chiseled "X" in concrete at 70.40 feet, for a total distance of 174.23 feet to a point at the intersection of the southerly right-of-way line of said Union Street and the westerly right-of-way line of Third (3rd) Avenue North; thence,

2. With the westerly right-of-way line of Third (3rd) Avenue North, South 27 degrees 37 minutes 42 seconds East, 44.50 feet to a point at the northeasterly property corner of a tract of land conveyed to SCO Building Group, LLC as of record in Instrument No. 20060823-0103771, Register's Office for Davidson County, Tennessee; thence,

3. Leaving the westerly right-of-way line of Third (3rd) Avenue North, and with the northerly property line of said SCO Building Group, LLC property, South 62 degrees 30 minutes 17 seconds West, 103.83 feet to a point at the northwesterly property corner of said SCO Building Group, LLC property; thence,

4. With the westerly property line of said SCO Building Group, LLC property, South 27 degrees 21 minutes 30 seconds East, 66.47 feet to a point in the northerly property line of a tract of land conveyed to Union Street Plaza Garage, LLC as of record in Instrument No. 20080421-0040253, Register's Office for Davidson County, Tennessee; thence,

5. With said northerly property line, in part, South 62 degrees 36 minutes 10 seconds West, 74.65 feet to a point in the easterly right-of-way line of Printer's Alley; thence,

6. With said easterly right-of-way line, North 27 degrees 09 minutes 41 seconds West, 110.84 feet to the point of BEGINNING and containing 12,710 square feet or 0.291 acres, more or less, as calculated by the above courses and distances.

TOGETHER WITH all right, title and interest of 315 Union Street Holdings, LLC ("Landlord") and Union Street Plaza Operations, LLC ("Tenant") arising under and pursuant to that certain Ground Lease Agreement between Landlord and Tenant dated as of August 15, 2008.

Property Title Reference:

Being the same property conveyed to 315 Union Street Holdings, LLC by Quitclaim Deed filed of record August 15, 2008 in Instrument No. 20080829-0089160, Register's Office for Davidson County, Tennessee and by Quitclaim Deed filed of record August 15, 2008 in Instrument No. 20080829-0089159, Register's Office for Davidson County, Tennessee.

For information purposes only:

Property is municipally known as 235 3rd Avenue N, Nashville, TN 37201 and 315 Union Street, Nashville, TN 37207

9931421.1

True Copy Certification

I, Simona Rosen, Assistant Vice President of Old Republic National Title Insurance Company, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of NEW YORK

County of NEW YORK

Personally appeared before me, SHYAM K. BUDHAI, a notary public for this county and state, Simona Rosen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: APRIL 25 2014
Notary' Seal (if on paper)

SHYAM K. BUDHAI
Notary Public, State of New York
No. 01BU5026831
Qualified in Queens County
Commission Expires April 25, 20 14