PICK-UP

BILL GARRETT, Davidson County
Trans:T20110070354 DEEDWARRSP
Recvd: 11/07/11 16:11 6 pgs
Fees:33.00 Taxes:6660.00
20111107-0087083

This instrument prepared by and after recording, return to:
Daniel L. Lowry
Kelly Hart & Hallman LLP
201 Main Street, Suite 2500
Fort Worth, Texas 76102

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
U.S. Bank National Association, successor in interest to Bank of America, National Association, successor by merger to LaSalle Bank National Association, as Trustee for the registered holders of Bear Stearns Commercial Mortgage Securities Inc., Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18	C-III Asset Management LLC	12400023500 (Lot 1) 13400030700 (Lot 2) 13400030800 (Lot 3) 13400030600 (Appurtenant Easements)
c/o C-III Asset Management LLC, 5221 N. O'Connor Boulevard, Suite 600	5221 N. O'Connor Boulevard, Suite 600	
Irving, Texas 75039	Irving, Texas 75039	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **BIG OFFICE PROPERTIES, LLC, a Delaware limited liability company,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **U.S. Bank National Association, successor in interest to Bank of America, National Association, successor by merger to LaSalle Bank National Association, as Trustee for the registered holders of Bear Stearns Commercial Mortgage Securities Inc., Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18,** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

STATE OF NEW MEXICO
COUNTY OF SANTA FE The actual consideration or value whichever is greater, for this transfer is $1,800,000.00

Subscribed and sworn to before me this 27th day of October, 2011.

OFFICIAL SEAL
JUANITA R.M. SALAZAR
Notary Public
State of New Mexico
My Comm. Expires 10-9-2014

Paul S. Gerwin, Affiant

My commission expires: 10-9-2014

Notary Public

This is improved property known as 442 Metroplex Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons, by, through or under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 27th day of October, 2011, to be effective on November 1, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

BIG OFFICE PROPERTIES, LLC, a Delaware limited liability company
By: BIG Office Properties Manager, LLC, a Delaware limited liability company, its Manager
By: BGK-Integrated Group, LLC, a New Mexico limited liability company, its Managing Member

By: _____
Paul S. Gerwin, Executive Vice President

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)

BEFORE ME, a Notary Public in and for said County and State, this instrument was acknowledged by Paul S. Gerwin, the Executive Vice President of BGK-Integrated Group, LLC, a New Mexico limited liability company, the managing member of BIG Office Properties Manager, LLC, a Delaware limited liability company, the manager of BIG Office Properties, LLC, a Delaware limited liability company, on behalf of said companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on the 27th day of October, 2011.

OFFICIAL SEAL
JUANITA R.M. SALAZAR
Notary Public
State of New Mexico
My Comm. Expires 10-9-2014

_____
Notary Public – State of New Mexico
Juanita R.M. Salazar
(Printed or typed name of Notary)
My commission expires: 10-9-2014

EXHIBIT "A"

Legal Description

LOT 1

Being land in Nashville, First Civil District, Twenty-Seventh Councilmanic District, Davidson County, Tennessee, being generally located east of Interstate 24 and north of Harding Place also being Lot 1 as shown on the plan of Metroplex Section Fourteen of record in Plat Book 9700, Page 133, R.O.D.C. and being more particularly described as follows:

BEGINNING at an existing iron pin on the northerly right-of-way of Metroplex Drive and being the southeast property corner of First Industrial, L.P. of record in Book 10651, Page 934, R.O.D.C.;

THENCE, leaving said right-of-way with the east line of First Industrial, L.P., the following calls:

N 02° 16' 00" E, 300.00 feet to an existing iron pin;
N 30° 53' 18" E, 131.98 feet to a point at the northwest corner of Lot 2, Metroplex Section Fourteen;

THENCE, leaving the east line of First Industrial, L.P. with the north line of said Lot 2, S 60° 37' 11" E, 213.33 feet to an existing PK nail on the west line of Lot 1 Metroplex Section Thirteen of record in Plat Book 9700, Page 84, R.O.D.C.;

Thence, with the west line of Lot 1 Metroplex Section Thirteen the following calls:

S 19° 22' 05" W, 8.73 feet to an existing PK nail;
S 26° 14' 10" E, 54.69 feet to an existing PK nail;
S 05° 11' 06" E, 12.02 feet to an existing PK nail;
S 25° 35' 31" W, 206.74 feet to a point;
S 01° 16' 38" E, 60.59 feet to an existing iron pin on the northerly right-of-way of Metroplex Drive

THENCE, with the said right-of-way of Metroplex Drive,
N 87° 43' 49" W, 200.08 feet to the point of beginning.

Containing 86,816 square feet or 1.99 acres, more or less.

LOT 2

Being land in Nashville, First Civil District, Twenty-Seventh Councilmanic District, Davidson County, Tennessee, being generally located east of Interstate 24 and north of Harding Place, also being Lot 2 as shown on the plan of Metroplex Section Fourteen of record in Plat Book 9700, Page 133, R.O.D.C., and being more particularly described as follows:

BEGINNING, at a point on the southwesterly right-of-way of Antioch Pike and also being the southeast corner of Muharrem & Mustafa Demirhisar of record in Instrument No. 200609280120310, R.O.D.C.

THENCE, with said right-of-way along a curve to the left 167.06 feet, said curve having a radius of 2889.79 feet, a central angle of 03° 18' 45", a tangent of 83.56 feet and a chord of S 44° 29' 02" E, 167.04 feet to a point at the northwest property corner of lot three Metroplex Section Fourteen, of record in Plat Book 9700, Page 133, R.O.D.C.

THENCE, with the northwesterly line of said lot 3, the following calls:

S 40° 48' 59" W, 67.81 feet to an existing P.K. nail;
S 29° 30' 38" W, 195.32 feet to a point at the northwest corner of lot 1 Metroplex Section Thirteen of record in Plat Book 9700, Page 84, R.O.D.C.

THENCE, with said northwesterly line of lot 1 Metroplex Section thirteen, the following calls:

S 29° 30' 38" W, 48.49 feet to an existing P.K. nail;
S 19° 22' 05" W, 16.30 feet to an existing P.K. nail at the northeast corner of lot 1 Metroplex Section Fourteen, in Plat Book 9700, Page 133, R.O.D.C.

THENCE, with the north line of said lot 1 Metroplex Section Fourteen N 60° 37' 11" W, 213.33 feet to an existing iron rod on the southeasterly line of First Industrial, L.P. of record in Book 8042, page 743, R.O.D.C.

THENCE, with said southeasterly line of First Industrial, L.P. N 30° 53' 18" E, 159.78 feet to an existing iron pin at the southwest property corner of Muharrem & Mustafa Demirhisar of record in Instrument No. 200609280120310, R.O.D.C.

THENCE, with southeasterly line of Muharrem & Mustafa Demirhisar N 45° 04' 04" E, 221.26 feet to the point of beginning.

Containing 68,222 square feet or 1.57 acres more or less.

LOT 3

Being land in Nashville, First Civil District, Twenty-Seventh Councilmanic District, Davidson County, Tennessee, being generally located east of Interstate 24 and north of Harding Place, also being Lot 3 as shown on the plan of Metroplex Section Fourteen of record in Plat Book 9700, Page 133, R.O.D.C. and being more particularly described as follows:

BEGINNING at an existing concrete monument on the southwesterly right-of-way of Antioch Pike and being the northwest property corner of Thomas E. Williams et. ux. of record in Book 8945, page 645, R.O.D.C.;

THENCE, leaving said southwesterly right-of-way with the northwesterly line of said Thomas E. Williams, et. ux. S 33° 47' 16" W, 226.15 feet to an existing iron pin on the northeasterly line of Lot 1 Metroplex Section Thirteen of record in Plat Book 9700, Page 84, R.O.D.C.;

THENCE, with the northeasterly line of said Lot 1 Metroplex Section Thirteen the following calls:

N 85° 40' 57" W, 27.40 feet to an existing PK nail;
N 53° 17' 14" W, 233.06 feet to an existing PK nail on the southeasterly line of Lot 2, Metroplex Section Fourteen of record in Plat Book 9700, Page 133, R.O.D.C.;

THENCE, with the southeasterly line of said Lot 2 the following calls:

N 29° 30' 38" E, 195.32 feet to the point;
N 40° 48' 59" E, 67.81 feet to a point on the southwesterly right-of-way of Antioch Pike;

THENCE, with said southwesterly right-of-way along a curve to the left 265.21 feet to the point of beginning, said curve having a radius of 2889.79 feet, a central angle of 05° 15' 30", a tangent of 132.70 feet and a chord of s 48° 46' 09" E, 265.12 feet.

Containing 65,828 square feet or 1.51 acres, more or less.

Being the same property conveyed to Big Office Properties, LLC, a Delaware limited liability company from South Texas Paddock Park Operating Associates, Limited Partnership, by deed of record in Instrument No. 200711160134493, in the Register's Office of Davidson County, Tennessee.

Together with the rights and easements created in that certain Declaration of Covenants, Restrictions and Easements dated March 1, 1996, filed in Book 9964, page 288 of the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

Encumbrances

1. Subject to all matters shown on the plat of record in Book 9700, Page 113, and Book 9700, Page 84, Register's Office, Davidson County, Tennessee.

2. Subject to Storm Water Detention Agreement of record in Book 6145, Page 335, Register's Office, Davidson County, Tennessee.

3. Subject to Declaration of Covenants, Restrictions and Easements of record in Book 9964, Page 288, Register's Office, Davidson County, Tennessee, including responsibility for expenses for maintenance of common facilities.

4. Subject to terms and conditions of Lease by and between South Texas Paddock Park Operating Associates, L.P., and State of Tennessee of record in Instrument No. 200110050108930, Register's Office, Davidson County, Tennessee.

5. Subject to Deed of Trust executed by Big Office Properties, LLC, a Delaware limited liability company, to William L. Rosenberg, Trustee, for the benefit of Prudential Mortgage Capital Company, LLC, and recorded on November 16, 2007, in Instrument No. 200711160134494, Register's Office, Davidson County, Tennessee, securing the principal amount of $4,025,500.00; assigned to Prudential Mortgage Capital Funding, LLC, in Instrument No. 200711160134497, said Register's Office.

6. Subject to Assignment of Rents and Leases from Big Office Properties, LLC to Prudential Mortgage Capital Company, LLC recorded November 16, 2007 in Instrument No. 200711160134495, Register's Office, Davidson County, Tennessee; assigned to Prudential Mortgage Capital Funding, LLC, in Instrument No. 200711160134498, said Register's Office.

7. Subject to UCC-1 Financing Statement naming Prudential Mortgage Capital Company, LLC as Secured Party, and Big Office Properties, LLC, as Debtor, and recorded in Instrument No. 200711160134496, Register's Office, Davidson County, Tennessee; assigned to Prudential Mortgage Capital Funding, LLC, in Instrument No. 200711160134499, said Register's Office.