Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sun 211 Commerce, LLC One Sun Life Executive Park, SC-1307 Wellesley Hills, Massachusetts 02481	09306203400	Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (apc) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, COMMERCE STREET ASSOCIATES, a Tennessee general partnership (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to SUN 211 COMMERCE, LLC, a Delaware limited liability company (the "Grantee"), and its successors, heirs and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 211 Commerce Street, Nashville, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[SEE SIGNATURE ON THE FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20120019204 DEEDQC
Recvd: 03/16/12 10:18 7 pgs
Fees:37.00 Taxes:0.00
20120316-0022633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 14 day of March, 2012.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 9-9-2014

My Commission Expires SEPT 9, 2014

7/2817296.1

IN WITNESS WHEREOF, the Grantor has executed this Deed this _____ day of March, 2012.

GRANTOR:

COMMERCE STREET ASSOCIATES, a Tennessee general partnership

By: College Street, LLC, a Tennessee limited liability company, Managing Partner

By: _____
Robert C.H. Mathews, III,
Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sue Arnett, Notary Public, Robert C.H. Mathews, III, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of College Street, LLC, a Tennessee limited liability company, Managing Partner of Commerce Street Associates, a Tennessee general partnership, and that he is authorized by said company, said company being authorized by the partnership to execute this instrument on behalf of the partnership

WITNESS my hand, at office, this 14 day of March 2012.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

_____
Notary Public

My Commission Expires: 9-9-2014

Exhibit A

Legal Description

Tract 1

Being a tract of land in the Urban Services District, Sixth Councilmanic District, Nashville, Davidson County, Tennessee, located in the southeast quadrant of the intersection of Commerce Street and Third Avenue North, being Lot No. 1 of the First Revision, A Portion of Tract 76A, Capitol Mall Redevelopment Plan, as of record in Plat Book 9700, page 706, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way of Third Avenue North at the intersection of the southerly right-of-way of Commerce Street, said point being the northwesterly corner of the subject property;

THENCE, with said southerly right-of-way of Commerce Street, N 59° 46' 37" E 104.46 feet to a point in the
Westerly right-of-way of Alley No. 11;

THENCE, with said westerly right-of-way of Alley No. 11, S 30° 02' 00" E 187.45 feet to a point;

THENCE, continuing with said westerly right-of-way of Alley No. 11, S 29° 44' 48" E, 47.55 feet to a point at the northeast corner of the property conveyed to Metro Government of Nashville by deed of record in Instrument No.
200307230103194, R.O.D.C.;

THENCE, with the northerly line of said Metro Government property the following calls:

S59° 58' 00" W, 18.93 feet to a point;
N30° 02' 00" W, 30.83 feet to a point;
S59° 58' 00" W, 85.29 feet to a point in the east margin of Third Avenue North;

THENCE, with said easterly right-of-way line of Third Avenue North, N30° 02' 00" W, 203.83 feet to the point of beginning.

Being the same property conveyed to Commerce Street Associates, a Tennessee general partnership, by deed of record in Book 11268, page 269, Register's Office for Davidson County, Tennessee.

Tract 2

Air Space Parcel

Being a parcel of land located in the Urban Services District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the easterly right-of-way of Third Avenue North and being a portion of Lot No. 2 on the recorded subdivision plat of First Revision Capital Mall Redevelopment Plan of record in Plat Book 9700, page 706, R.O.D.C., and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the First Revision Capitol Mall Redevelopment Plan of record in Plat Book 9700, page 706, R.O.D.C.

THENCE, with said easterly right-of-way of Third Avenue North, S30° 02' 00" E, 203.83 feet to the common line of Lot Nos. 1 and 2 of said Capitol Mall Redevelopment Plan;

THENCE, leaving said right-of-way with the common line of Lots Nos. 1 and 2, N59° 58' 00" E, 34.00 feet to the true point of beginning;

THENCE, continuing with said common lot line the following calls:

N59° 58' 00" E, 51.29 feet to a point;
S30° 02' 00" E, 30.83 feet to a point;

THENCE, leaving said common lot line S59° 58' 00" W, 51.29 feet to a point;
THENCE, N30° 02' 00" W, 30.83 feet to the point of beginning

The above description applies to air space between elevation 448.5 and above.

TOGETHER with a perpetual easement for building columns to be constructed and maintained with air space between elevation 436.5' and 448.5' within the above legal description.

Tract 3

Ingress-Egress Easement

Being a perpetual easement for ingress and egress over a parcel of land located in the Urban Services District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the easterly right-of-way of Third Avenue North and being a portion of Lot No. 2 on the recorded subdivision plat of First Revision Capitol Mall Redevelopment Plan of record in Plat Book 9700, page 706, R.O.D.C., and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the First Revision Capitol Mall Redevelopment Plan of record in Plat Book 9700, page 706, R.O.D.C.;

THENCE, with said easterly right-of-way of Third Avenue North, S30° 02' 00" E, 286.33 feet to the true point of beginning;

THENCE, leaving said right-of-way, N59° 58' 00" E, 38.17 feet to a point;

THENCE, S30° 02' 00" E, 44.00 feet to a point;

THENCE, S59° 58' 00" W, 38.17 feet to a point in the easterly right-of-way of Third Avenue North;

THENCE, with said easterly right-of-way, N30° 02' 00" W, 44.00 feet to the point of beginning.

Tract 4

Fire Stairs, Elevator Shaft, Elevator Equipment Room and Mechanical Housing Air Space Parcel

Being a parcel of land located in the Urban Services District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located in the easterly right-of-way of Third Avenue North and being a portion of Lot No. 2 on the recorded subdivision plat of Capitol Mall Redevelopment Plan of record in Plat Book 9700, page 706, R.O.D.C., and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the Capitol Mall Redevelopment Plan of record in Plat Book 9700, page 706, R.O.D.C.;

THENCE, with said easterly right-of-way of Third Avenue North, S30° 02' 00" E, 337.07 feet to a point;

THENCE, leaving said right-of-way with the northerly boundary of property conveyed to The Lin Family Limited Partnership of record in Book 11274, page 97, corrected as to Tract No. 4 Instrument No. 199912150303492, R.O.D.C., N59° 45' 54" E, 37.67 feet to the true point of beginning.

THENCE, leaving said northerly boundary of property, N30° 02' 00" W, 20.61 feet to a point;

THENCE, N59° 58' 00" E 28.52 feet to a point;

THENCE, S30° 02' 00" E, 20.51 feet to a point in the northerly boundary of aforementioned Lin Family Limited Partnership;

THENCE, with said northerly boundary S59° 45' 54" W 28.52 to the point of beginning.

Above description applies to air space between elevation 425.0 and above.

Tract 5

Non-Exclusive Ingress-Egress Easement

Being a perpetual non-exclusive easement for ingress and egress over a parcel of land located in the Urban Services District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the easterly right-of-way of Third Avenue North and being a portion of Lot No. 2 on the recorded subdivision plat of Capitol Mall Redevelopment Plan of record in Plat Book 9700, page 706, R.O.D.C., and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the Capitol Mall Redevelopment Plan of record in Plat Book 9700, page 706, R.O.D.C.;

THENCE, with said southerly right-of-way of Commerce Street N59°46'37" E, 104.46 feet to the westerly right-of-way of Alley No. 11;

THENCE, leaving said southerly right-of-way of Commerce Street with the westerly right-of-way of Alley No. 11, the following calls:

S30°02'00" E, 187.45 feet to a point;
S29°44'48" E, 47.55 feet to the common line between Lot Nos. 1 and 2 of said plat and the true point of beginning;

THENCE, continuing with said right-of-way of said Alley No. 11, S 29°44'48" E, 90.50 feet to a point;

THENCE, leaving said right-of-way S 59°58'00" W 20.35 feet to a point;

THENCE, N30° 02' 00" W, 90.50 feet to a point in the common line of Lots Nos. 1 and 2 of said recorded plat of Capitol Mall Redevelopment Plan of record in Plat Book 9700, page 706, R.O.D.C.;

THENCE, with said common line, N59° 58' 00" E 20.80 feet to the point of beginning.

Containing 1,862 square feet or 0.04 acres more or less.

Tract 6

Exhaust Chase Air Space Parcel

Being a parcel of land located in the Urban Services District, Nineteenth Councilmanic District, Nashville; Davidson County, Tennessee, located on the easterly right-of-way of Third Avenue North and being a portion of Lot No. 2 on the recorded subdivision plat of Capitol Mall Redevelopment Plan of record in Plat Book 9700, page 706, R.O.D.C., and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the Capitol Mall Redevelopment Plan of record in Plat Book 9700, page 706, R.O.D.C.;

THENCE, with said southerly right-of-way of Commerce Street, N59° 46' 37" E, 104.46 feet to the westerly right-of-way of Alley No. 11;

THENCE, leaving said southerly right-of-way of Commerce Street with the westerly right-of-way of Alley No. 11, the following calls:

S30° 02' 00"E, 187.45 feet to a point;

S29° 44' 48" E, 149.60 feet to the northerly boundary line of The Lin Family Limited Partnership of record in Book 11274, page 97, corrected as to Tract No. 4 Instrument No. 199912150303492, R.O.D.C., and the true point of beginning;

THENCE, with said northerly boundary line S59°45' 54" W, 14.29 feet to a point;

THENCE, leaving said boundary line, N30° 02' 00" W, 32.90 feet to a point;

THENCE, N 59° 58' 00" E, 14.46 feet to a point in the westerly right-of-way of Alley No. 11;

THENCE, with said westerly right-of-way, S29° 44' 48" E, 32.85 feet to the point of beginning.

Above description applied to air space between elevation 426.0 and above.

Tract 7

Sub-Surface Parcel

Being all of the area located below the surface of a parcel of land located in the Urban Services District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the easterly right-of-way of Third Avenue North, said parcel of land being Lot No. 2 on the recorded subdivision on plat of Capitol Mall Redevelopment Plan of record in Plat Book 9700, page 706, R.O.D.C., at elevation 425.0 extending down to elevation 351.0 and the perpetual right to maintain any and all portions of the structure, mechanical and electrical systems of the garage to be constructed below the surface of said Lot No. 2 at any elevation higher than 425.0 Said Lot No. 2 being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Commerce Street and the easterly right-of-way of Third Avenue North, said point also being the northwest corner of Lot No. 1 of the Capitol Mall Redevelopment Plan of record in Plat Book 9700, page 706, R.O.D.C.;

THENCE, with said easterly right-of-way of Third Avenue North, S30° 02' 00" E 203.83 feet to the true point of beginning;

THENCE, leaving said right-of-way with the common line between Lot Nos. 1 and 2 the following calls:

N59° 58'00" E, 85.29 feet to a point;

N30° 02' 00"E 30.83 feet to a point

N59° 58' 00" E, 18.93 feet to a point in the westerly right-of-way line of Alley No. 11;

THENCE, with said westerly right-of-way of Alley No. 11, S29° 44' 48" E, 102.05 feet to a point in the northwest corner of the property conveyed to The Lin Family Limited Partnership of record in Book 11274, page 97, corrected as to Tract No. 4 Instrument No. 199912150303492, R.O.D.C.;

THENCE, with said northerly line is said Lin Property, S59° 45' 54" W, 103.71 feet to a point in the easterly right of way of Third Avenue North;

THENCE, with said easterly right-of- way, N 30° 02' 00" W, 133.24 feet to the point of beginning.

Tract 8
Ingress/Egress Easement

Being a non-exclusive perpetual easement for ingress and egress over and across Lot No. 2, First Revision, Capital Mall Redevelopment Plan of record in Plat Book 9700, page 706, Register's Office for Davidson County, Tennessee, as provided in Book 11268, page 281, and amended in Instrument No. 20010426-0042178, said Register's Office.

Tract 9

Together with the beneficial rights contained in Ordinance 097-692 of the Metropolitan Government of Nashville and Davidson County, Tennessee of record as Book 11301, page 351, Register's Office for Davidson County, Tennessee and the license granted thereunder.

Source of Title: Book 11268, page 269