BILL GARRETT, Davidson County
Trans:T20120042078 DEEDTRS
Recvd: 06/07/12 10:52 7 pgs
Fees:38.00 Taxes:8495.20
20120607-0049772

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on February 24, 2006, IPF/Windlands Limited Partnership, a Tennessee limited partnership, executed a Deed of Trust and Security Agreement recorded on March 7, 2006, as Instrument Number 20060307-0025941, in the Office of the Register of Deeds for Davidson County, Tennessee (the "Register's Office"), conveying certain real property to Walter Neilsen, as Trustee, for the benefit of Column Financial, Inc., in order to secure that certain promissory note dated February 23, 2006, in the original principal amount of $6,489,000.00 pertaining to the property described in said Deed of Trust situated in said County and State (the "Deed of Trust");

WHEREAS, by separate Assignment of Leases and Rents (the "Assignment of Rents") dated February 24, 2006, filed and of record as Instrument Number 20060307-0025942 in the Register's Office, IPF/Windlands Limited Partnership also granted to Column Financial, Inc. a security interest in and lien on the collateral described therein;

WHEREAS, by UCC-1 Financing Statement (the "Fixture Filing") filed and of record as Instrument Number 20080605-0058079 of record in said Register's Office, Column Financial, Inc. duly perfected a security interest in and lien in the collateral and fixtures granted by IPF/ Windlands Limited Partnership all as fully described in said Fixture Filing;

WHEREAS, by UCC-1 Financing Statement filed and of record in the Office of the Secretary of State of Tennessee on February 28, 2006, as file number 306-110451 (the "UCC-1"), Column Financial, Inc. duly perfected a security interest in and lien in the collateral granted by IPF/ Windlands Limited Partnership all as fully described in said UCC-1.

WHEREAS, said Deed of Trust was assigned by Column Financial, Inc. to Wells Fargo Bank, N.A., as Trustee for the registered holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2, by Assignment of Deed of Trust and Security Agreement, of record as Instrument Number 20070119-0007613 in the said Register's Office;

WHEREAS, said Assignment of Rents was assigned by Column Financial, Inc. to Wells Fargo Bank, N.A., as Trustee for the registered holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2, by Assignment of Assignment of Leases and Rents, of record as Instrument Number 20070119-0007612 in the said Register's Office;

WHEREAS, said Deed of Trust and Assignment of Rents were further assigned by Wells Fargo Bank, N.A., as Trustee for the registered holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2, to Bank of America, N.A. as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2, by Assignment of Deed of Trust and Security Agreement and Assignment of Assignment of Leases and Rents, of record as Instrument Number 20090914-0085778 in the said Register's Office;

WHEREAS, said Deed of Trust and Assignment of Rents were further assigned by Bank of America, N.A. as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2 to U.S. Bank National Association, as Trustee, as successor-in-interest to Bank of America, N.A., as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2, by Assignment of Deed of Trust and Security Agreement and Assignment of Assignment of Leases and Rents, of record as Instrument Number 20111121-0091005 in the said Register's Office;

WHEREAS, said Fixture Filing was assigned by Column Financial, Inc. to Wells Fargo Bank, N.A., as Trustee for the registered holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2, by UCC

Financing Statement Amendment of record as Instrument Number 20080724-0075747 of record in said Register's Office;

WHEREAS, said Fixture Filing was further assigned by Wells Fargo Bank, N.A., as Trustee for the registered holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2, to Bank of America, N.A. as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2, by UCC Financing Statement Amendment of record as Instrument Number 20090914-0085779 of record in said Register's Office;

WHEREAS, said Fixture Filing was further assigned by Bank of America, N.A. as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2, to U.S. Bank National Association, as Trustee, as successor-in-interest to Bank of America, N.A., as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2, by UCC Financing Statement Amendment of record as Instrument Number 20111214-0097222 of record in said Register's Office;

WHEREAS, said UCC-1 was assigned by Column Financial, Inc. to Wells Fargo Bank, N.A., as Trustee for the registered holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2, by UCC-3 Financing Statement Amendment of record as file number 107-046498 in the Office of the Secretary of State of Tennessee, as subsequently and further assigned by Wells Fargo Bank, N.A., as Trustee for the registered holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2 to Bank of America, N.A. as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2, by that certain UCC-3 Financing Statement Amendment also of record in the Office of the Secretary of State of Tennessee as file number 109-007242; and said UCC-1 was re-filed by U.S. Bank National Association, as Trustee, as successor-in-interest to Bank of America, N.A., as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2, of record as file number 111-047893 in the Office of the Secretary of State of Tennessee;

WHEREAS, U.S. Bank National Association, as Trustee, as successor-in-interest to Bank of America, N.A., as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2 (the "Holder" or "Trust") is the true and lawful owner and holder of the debt aforesaid which is secured by the Deed of Trust, Assignment of Rents, Fixture Filing, and UCC-1 (the "Debt");

WHEREAS, by Appointment of Substitute Trustee recorded as Instrument Number 20111214-0097200 of record in said Register's Office, the Trust, exercising its authority as such owner and holder, appointed R. Spencer Clift, III, as Substitute Trustee (hereinafter, the "Substitute Trustee") under the Deed of Trust, who is vested and empowered to serve with all rights, title, powers, and duties of the Trustee named in said Deed of Trust described above; and

WHEREAS, default has been made in the payment of Debt and obligations secured by said Deed of Trust, Assignment of Rents and Fixture Filing, and the Trust, as the owner and holder of the Debt has declared the entire balance due and payable and has instructed the undersigned Substitute Trustee to foreclose said Deed of Trust in accordance with its terms and provisions;

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with provisions of said Deed of Trust, advertise for sale the property to be conveyed by same, said advertisement for sale having been published in The Tennessean, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of May 11, May 18, and May 25, 2012, of said newspaper, said sale having been advertised for Monday, June 4, 2012, at 12:00 noon at the main door of the Davidson County Courthouse, located at 1 Public Square, Nashville, Tennessee, at which time and place the same was offered for sale and sold;

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes, and any applicable restrictions, building liens, and easements;

WHEREAS, Mortgagee has complied with the notice provisions of 26 U.S.C. § 7425(c) and Reg. §§ 301.7425-1 and T.C.A. § 67-1-1433(b)(2); and

WHEREAS, the highest and best bid for said property was then and there made by U.S. Bank National Association, as Trustee, as successor-in-interest to Bank of America, N.A., as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2, in the amount of Two Million Two Hundred Ninety Six Thousand and 00/100 Dollars ($2,296,000.00) for said property, which bid was then and there accepted by R. Spencer Clift, III, as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, R. Spencer Clift, III, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto U.S. Bank National Association, as Trustee, as successor-in-interest to Bank of America, N.A., as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2, (the "Grantee"), the property advertised and sold as hereinabove recited, and more particularly described and situated in the State of Tennessee, Davidson County, and is described as follows:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to IPF Windlands Limited Partnership, a Tennessee limited partnership, by Limited Warranty Deed and Quitclaim Deed from The Equitable Life Assurance Society of the United States, of record as Instrument Number 0316928 in Book 10495, Page 677 and Instrument Number 0316929 in Book 10495, Page 683 both of record in the Register's Office.

The property has an address of 3760 Nolensville Road, Nashville, Davidson County, Tennessee, 37211, and is commonly known as Windlands Shopping Center and is also designated as map tax parcel numbers 133-0-23, 133-0-113, 133-0-115, but such address or designations are not a part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD, unto Grantee, its successors, heirs, and/or assigns, the same together with all hereditaments and appurtenances belonging or appertaining thereto, free from all rights of homestead, dower, equity of redemption and the statutory right of redemption in Tennessee Code Annotated §66-8-101, but each of these only to the extent that they have been waived in the Deed of Trust and further SUBJECT to the following:

1. Any unpaid taxes against the property; and

2. Any recorded easements, conditions, covenants, rights-of-way or subdivision plats affecting the property; and

3. Any dedication of roads affecting the property and any governmental zoning and subdivision ordinances or regulations in effect; and

4. Any prior or superior liens, judgment, deeds of trust or other interests of record.

The undersigned Grantor as Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including without limitation those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building lines and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described Deed of Trust, AND NO FURTHER OR OTHERWISE.

IN WITNESS WHEREOF, the said R. Spencer Clift, III, as Substitute Trustee, has hereunto set his hand as of this 4th day of June, 2012.

By: _____
R. Spencer Clift, III, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before the undersigned Notary Public in and for said State and County of duly commissioned and qualified, R. Spencer Clift, III, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, of his own free act and deed.

WITNESS my hand, at office, as of the 4th day of June, 2012.

STACEY LOFT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. MAY 04, 2014

_____
Notary Public
My Commission Expires: 5-4-2014

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is Two Million Two Hundred Ninety Six Thousand and 00/100 Dollars ($2,296,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

SUBSCRIBED AND SWORN to before me
as of the 4th day of June, 2012.

_____
(Notary Public)
My Commission Expires: 5-4-2014

STACEY LOFT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. MAY 04, 2014

THIS INSTRUMENT PREPARED BY:	R. Spencer Clift, III, Substitute Trustee BAKER, DONELSON, BEARMAN CALDWELL & BERKOWITZ, P.C. First Tennessee Building, 20th Floor 165 Madison Ave. Memphis, Tennessee 38103 901.526.2000
PROPERTY ADDRESS:	3760 Nolensville Road, Nashville, Tennessee, 37211
PROPERTY OWNER:	U.S. Bank National Association, as Trustee, as successor-in-interest to Bank of America, N.A., as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-C2
OWNER ADDRESS:	c/o C-III Asset Management LLC Attn: S. Michael Dickerson 5221 N. O'Connor Blvd, Suite 600 Irving, TX 75039 Telephone: 972-868-5304
RETURN & MAIL TAX BILLS TO:	C-III Asset Management LLC Attn: S. Michael Dickerson 5221 N. O'Connor Blvd, Suite 600 Irving, TX 75039 Telephone: 972-868-5304
TAX PARCEL ID NO.:	133-0-23, 133-0-113, 133-0-115

Exhibit A

LEGAL DESCRIPTION

A tract of land in the 32nd Councilmanic District of Nashville, Davidson County, Tennessee lying wholly east of Nolensville Pike and south of the CSX Railroad (formerly L&N), and being Lots No. 3, 4 and Reserved Parcel "A", Windlands Center as recorded in Plat Book 4860, Page 91 in the Register's Office for Davidson County, Tennessee, and Lot No. 5, Windlands Center as recorded in Plat Book 5190, Page 300, in the Register's Office for Davidson County, Tennessee, as amended of record in Plat Book 5499, Page 596, and more particularly described by metes and bounds according to a survey by Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, dated March 25, 1997 (Job No. 97-039, W.O. 5479) as follows:

BEGINNING at an existing concrete monument located on the easterly margin of Nolensville Pike, the northwest corner of the herein described tract, and a corner of the southerly margin of CSX Railroad;

Thence leaving the margin of Nolensville Pike north 85 degrees 51 minutes 03 seconds east, 825.89 feet with the southerly margin of the CSX Railroad to an existing iron pin, the northwest corner of the property of Congregate Care Asset V, as evident in Deed Book 9461, Page 256, in the Register's Office for Davidson County, Tennessee.

Thence, with Congregate Care's southwest line south 05 degrees 34 minutes 52 seconds east crossing a witness pin at 40.00 feet, in all 56.05 feet;

Thence, south 47 degrees 22 minutes 47 seconds east 215.81 feet to an existing iron pin; thence, south 42 degrees 13 minutes 56 seconds west 3.00 feet to an existing iron pin; thence south 47 degrees 03 minutes 05 seconds east 533.16 feet to an existing concrete monument in the northerly line of Bright-Elysian Fields L.P. as evidenced in Deed Book 8141, Page 937, in the Register's Office for Davidson County, Tennessee;

Thence, South 44 degrees 15 minutes 50 seconds west 595.40 feet with Bright-Elysian's northerly line to an existing concrete monument on the east margin of Nolensville Pike;

Thence, north 45 degrees 43 minutes 45 seconds west 971.35 feet with the easterly margin of Nolensville Pike to an existing iron pin, the most southerly corner of the property of Country & Western Restaurants, Inc., as evidenced in Deed Book 6089, Page 641, in the Register's Office for Davidson County, Tennessee;

Thence, north 45 degrees 33 minutes 03 seconds east 190.00 feet to a nail (set), Country & Western's east corner;

Thence, north 46 degrees 59 minutes 39 seconds west 179.47 feet with Country & Western's east line and the east line of James R. Greer and wife Lani L. Greer as evidenced in Deed Book 8701, Page 310, in the Register's Office for Davidson County, Tennessee, to an existing iron pin;

Thence south 81 degrees 43 minutes 26 seconds west 236.73 feet with Greer's north line to an existing iron pin on the east margin of Nolensville Pike;

Thence, north 45 degrees 32 minutes 42 seconds west 49.37 feet with the east margin of Nolensville Pike to the POINT OF BEGINNING and containing 537,388 square feet or 13.485 acres.

Being the same property conveyed to IPF/Windlands Limited Partnership by Deed of record in Book 10495, Page 677 and Quitclaim Deed of record in Book 10495, Page 683, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5, ON THE PLAN OF REVISED, RESUBDIVISION OF LOTS 4 AND 5 WINDLAND CENTER OF RECORD IN BOOK 5190, PAGE 300, AS CORRECTED IN BOOK 5499, PAGE 596, REGISTER'S

OFFICE FOR SAID COUNTY AS IS FURTHER DESCRIBED ACCORDING TO A SURVEY BY RAGAN-SMITH ASSOCIATES, DATED OCTOBER 16, 1997, REVISED NOVEMBER 26, 1997, JOB NO. 97-039, AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT IN THE EASTERLY RIGHT-OF-WAY OF NOLENSVILLE PIKE; THENCE WITH SAID RIGHT-OF-WAY NORTH 45 DEGREES 43 MINUTES 45 SECONDS WEST 212 FEET (SHOWN ON PLAT AS NORTH 41 DEGREES 09 MINUTES 25 SECONDS WEST 212.00 FEET) TO A P.K. NAIL SET IN THE COMMON LINE BETWEEN LOT NOS. 4 AND 5 OF SAID WINDLAND CENTER; THENCE WITH SAID COMMON LINE, NORTH 44 DEGREES 13 MINUTES 17 SECONDS EAST 200.56 FEET (SHOWN ON PLAT AS NORTH 44 DEGREES 13 MINUTES 17 SECONDS EAST 200.00 FEET) TO AN EXISTING P.K. NAIL; THENCE ALONG THE COMMON LINE WITH LOT NO. 4, SOUTH 45 DEGREES 44 MINUTES 24 SECONDS EAST 212.15 FEET (SHOWN AS SOUTH 41 DEGREES 09 MINUTES 25 SECONDS EAST 211.85 FEET) TO AN EXISTING IRON PIN; THENCE LEAVING SAID COMMON LINE, SOUTH 44 DEGREES 15 MINUTES 50 SECONDS WEST 200.60 FEET (SHOWN ON PLAT AS SOUTH 48 DEGREES 48 MINUTES 00 SECONDS WEST 200.00 FEET) TO THE POINT OF BEGINNING.

BEING part of the same property conveyed to IPF/WINDLANDS LIMITED PARTNERSHIP, by deeds from The Equitable Life Assurance Society of the United States, of record in Book 10495, page 677 and Book 10495, page 683, Register's Office for Davidson County, Tennessee.