BILL GARRETT, Davidson County
Trans:T20130086543 DEEDTRS
Recvd: 10/07/13 11:55 15 pgs
Fees:78.00 Taxes:233817.80
20131007-0105075

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JSL)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Trust Deed, Security Agreement and Assignment of Rents executed by Sealy Airpark Nashville Ventures, L.L.C., a Delaware limited liability company; Hickman Airpark Nashville, L.L.C., a Delaware limited liability company; and Sealy Airpark Nashville, L.P., a Tennessee limited partnership (collectively, the "Borrower"), in favor of Principal Commercial Funding, LLC, a Delaware limited liability company, recorded April 23, 2007, as Instrument No. 20070423-0048188 in the Register's Office for Davidson County, Tennessee, (the "Register's Office") as assigned to Principal Commercial Funding II, LLC under Instrument No. 20080724-0075656, as assigned 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-PWR16, under Instrument No. 20080825-0087218, as assigned to U.S. Bank National Association, as Trustee, as successor-in-interest to Bank of America, N.A., Trustee, as 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-PWR16, under Instrument No. 20121128-0109385, as assigned to C-III Commercial Mortgage LLC, a Delaware limited liability company, under Instrument No. 20130801-0080099, and as assigned to C-III Mortgage Funding LLC, a Delaware limited liability company, under Instrument No. 20130801-0080100, as assigned to Airpark Note LLC, a Delaware limited liability company ("Beneficiary"), under Instrument No. 20131007-0104870; as modified by Assignment and Assumption Agreement recorded June 14, 2007, under Instrument No. 20070614-0071471, and as further modified by Assignment and Assumption Agreement recorded June 14, 2007 under Instrument No. 20070614-0071474, all in said Register's Office, securing the indebtedness therein described (collectively, the "Deed of Trust"), Borrower conveyed the real property described on attached Exhibit A, which is incorporated herein by reference (the "Property"), to Ronald G. Steen, Jr., Trustee (the "Trustee"), to secure payment of the indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, by Appointment of Substitute Trustee recorded on August 20, 2013, as Instrument No. 20130820-0087784 and being re-recorded on August 22, 2013, as Instrument No. 20130822-0088599, in the Register's Office, Jason Lewallen was appointed Substitute Trustee under the Deed of Trust (the "Substitute Trustee"); and

WHEREAS, default occurred under the terms and conditions of the Deed of Trust and in the payment of the Indebtedness secured thereby; and

WHEREAS, at the request of the lawful owner and holder of the Indebtedness, the Substitute Trustee gave notice of the time and place of a sale of the Property, all in accordance

with the Deed of Trust and the laws of the State of Tennessee, by publishing a notice of sale in *The Nashville Ledger*, a newspaper published in Davidson County, Tennessee, a correct copy of which is attached hereto as Exhibit B, said notice being first published on August 30, 2013, and thereafter published on September 6, 2013, and September 13, 2013, with said notice advertising the sale of the Property to be held on September 23, 2013, at twelve o'clock noon, and by sending a copy of the notice of sale to the Debtor and any co-debtor on or before the first date of publication by registered or certified mail, return receipt requested; and

WHEREAS, on September 23, 2013, at twelve o'clock noon, at the front door of the Davidson County Courthouse, facing Union Street, Davidson County, Tennessee, being the time and place fixed in said notice, the Substitute Trustee announced that the sale of the Property was being postponed until September 30, 2013, at 10:00 a.m.; and

WHEREAS, on September 30, 2013, at 10:00 a.m., at the front door of the Davidson County Courthouse, facing Union Street, Davidson County, Tennessee, the Substitute Trustee announced that the sale of the Property was being postponed until October 2, 2013, at 10:00 a.m.; and

WHEREAS, on October 2, 2013, at 10:00 a.m., at the front door of the Davidson County Courthouse, facing Union Street, Davidson County, Tennessee, the Substitute Trustee announced that the sale of the Property was being postponed until October 3, 2013, at 10:00 a.m.; and

WHEREAS, on October 3, 2013, at 10:00 a.m., at the front door of the Davidson County Courthouse, facing Union Street, Davidson County, Tennessee, the Substitute Trustee announced that the sale of the Property was being postponed until October 4, 2013, at 10:00 a.m.; and

WHEREAS, on October 4, 2013, at 10:00 a.m., at the front door of the Davidson County Courthouse, facing Union Street, Davidson County, Tennessee, the agent for the Substitute Trustee announced that the sale of the Property was being postponed until October 7, 2013, at 10:00 a.m.; and

WHEREAS, on October 7, 2013, at 10:00 a.m., at the front door of the Davidson County Courthouse, facing Union Street, Davidson County, Tennessee, the Substitute Trustee announced that the sale of the Property was being postponed until October 7, 2013, at 10:30 a.m.; and

WHEREAS, on October 7, 2013, at 10:30 a.m., at the front door of the Davidson County Courthouse, facing Union Street, Davidson County, Tennessee, the Property was offered for sale and sold in the manner provided in said notice and in the Deed of Trust, and the Substitute Trustee received a bid of $33,896,434.29, which bid was the last and highest bidder, and payment has been made, the receipt of which is hereby acknowledged.

NOW, THEREFORE, in consideration of the foregoing and of the sum bid and paid as provided herein, I, Jason Lewallen, Substitute Trustee, have bargained and sold, and do hereby bargain, sell, transfer and convey unto **Airpark Nashville LLC**, a Delaware limited liability company, and its successors and assigns (the "Grantee"), the Property, being the same real property conveyed to Sealy Airpark Nashville, L.P. under deeds recorded as Instrument Nos.

20070423-0048181, 20070423-0048182, 20070517-0059075, 20070614-0071472, and 20070614-0071473, in the Register's Office.

TO HAVE AND TO HOLD the Property, together with the estate, title and interest of Substitute Trustee therein and all hereditaments, easements, appurtenances and improvements thereto belonging, to the Grantee, its successors and assigns, in fee simple forever, free from the equity of redemption, the statutory right of redemption, homestead, elective share, and all other exemptions of the grantor of the Deed of Trust of every kind, all of which were expressly waived therein, and subject only to liens, easements, encumbrances, liens for property and other taxes, rights of redemption of taxing entities and other matters that are prior in right to the lien and security title of the Deed of Trust. Without limiting the foregoing, the Property is or may be subject to:

1. Real Property taxes for 2013, and all subsequent assessments;

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records.

3. Easements and incidental rights in that portion of the Property underlying public roads.

4. Rights of tenants, as tenants only, under recorded or unrecorded leases.

5. All matters set forth per Plat Book 6250, Page 368; Plat Book 6900, Page 353; Plat Book 6900, Page 354; Plat Book 6900, Page 372; and Plat Book 7900, Page 80, in the Register's Office.

6. Declaration of Restrictions of record in Book 7015, Page 545; Book 7191, Page 683; and Book 9775, Page 479, in the Register's Office.

7. Assignment of Declarant's Rights of record as Instrument No. 200704230048178 in the Register's Office.

8. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 4260, Page 686; Book 4720, Page 456; and Book 5039, Page 19, in the Register's Office.

9. Right of Way Agreement of record in Book 4340, Page 146, in the Register's Office.

10. Agreement for Dedication of Easement for Water Mains and Appurtenances Easement of record in Book 5223, Page 772, in the Register's Office.

11. Storm Water Detention Agreements of record in Book 6709, Page 276; Book 7276, Page 908; Book 9871, Page 146; and Book 10696, Page 636, in the Register's Office.

12. Declaration of Reciprocal Easements of record in Book 8659, Page 874, in the Register's Office.

13. Deed of Conveyance of record in Book 10461, Page 769, in the Register's Office.

14. Public Drainage Easement of record in Book 10696, Page 641, in the Register's Office.

15. Deed of Conveyance of record in Book 10749, Page 239, in the Register's Office.

16. Memorandum of Agreement of record as Instrument No. 20070423-0048187, in the Register's Office.

17. Rights of others in and to a cemetery, as disclosed by survey prepared by Byrd Engineering, Inc. 230-B W. Dunbar. Cave Road, Clarksville, TN 37040, John M. Payne, TN R.L.S. #845, dated March 25, 2013, last revised September 27, 2013, including rights of ingress/egress.

18. Subordination of Trust Deed, Security Agreement and Assignment of Rents of record as Instrument No. 20131007-0104858, in the Register's Office.

19. Any matters that would be revealed by an accurate survey or inspection of the Property.

This is improved property known as 1403 Donelson Pike, Nashville, Davidson County, Tennessee; 1420 Donelson Pike, Nashville, Davidson County, Tennessee; 1410 Donelson Pike, Nashville, Davidson County, Tennessee; 1400 Donelson Pike, Nashville, Davidson County, Tennessee; 5225 Harding Place, Nashville, Davidson County, Tennessee; 5262 Harding Place, Nashville, Davidson County, Tennessee; 801 Airpark Center Drive, Nashville, Davidson County, Tennessee; 701 Airpark Center Drive, Nashville, Davidson County, Tennessee; 601 Airpark Center Drive, Nashville, Davidson County, Tennessee; 501 Airpark Center Drive, Nashville, Davidson County, Tennessee; and 401 Airpark Center Drive, Nashville, Davidson County, Tennessee.

I, Jason Lewallen, Substitute Trustee, believe the title hereby conveyed to be good and do hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so as Substitute Trustee, and subject only to the matters herein expressly reserved, I hereby warrant the title to the Property against the lawful claims of all persons claiming by, through, or under me as such Substitute Trustee, under the provisions of the above described Deed of Trust, but not further or otherwise.

WITNESS my hand as Substitute Trustee on this 7th day of October, 2013.

Jason Lewallen, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Jason Lewallen, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 7th day of October, 2013.

Notary Public

My Commission Expires:
12-22-13

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $63,194,000.00.

Cynthia N. Sellers
Affiant

Sworn to and subscribed before me on this 7th day of October, 2013.

Kathy Jones
Notary Public

My commission Expires:
12-22-13

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Mailing Address of Property:
1403 Donelson Pike, Nashville, Tennessee; 1420 Donelson Pike, Nashville, Tennessee; 1410 Donelson Pike, Nashville, Tennessee; 1400 Donelson Pike, Nashville, Tennessee; 5225 Harding Place, Nashville, Tennessee; 5262 Harding Place, Nashville, Tennessee; 801 Airpark Center Drive, Nashville, Tennessee; 701 Airpark Center Drive, Nashville, Tennessee; 601 Airpark Center Drive, Nashville, Tennessee; 501 Airpark Center Drive, Nashville, Tennessee; and 401 Airpark Center Drive, Nashville, Tennessee, Nashville, Tennessee.

Party Responsible for Taxes and Send Tax Bills To: New Owner
Airpark Nashville LLC
c/o Sealy & Company
333 Texas Street, Suite 1050
Shreveport, LA 71101

Tax Parcel I.D. Nos.:
13400002000, 13400026500, 13400026900, 13400027100, 13400027500, 13400027600, 13400027700, 13400028400, 13400028500, 13400028600 and 13400028700.

EXHIBIT "A"

PROPERTY

All those certain tracts or parcels of land, together with improvements erected thereon, situated in the City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Tract 1:

Lot 5 of Airpark Center of record in Plat Book 7900, Page 80, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Book 8659, Page 874; Book 7191, Page 683; Instrument No. 20060719-0087113 and Plat Book 7900, Page 80.

Tract 2:

Lot 4 of Airpark Center of record in Plat Book 7900, Page 80, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Book 8659, Page 874; Book 7191, Page 683; Instrument No. 20060719-087113 and Plat Book 7900, Page 80.

Tract 3:

Lot 3 of Airpark Center of record in Plat Book 7900, Page 80, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Book 8659, Page 874; Book 7191, Page 683; Instrument No. 20060719-087113 and Plat Book 7900, Page 80.

Tract 4:

Lot 2 of Airpark Center of record in Plat Book 7900, Page 80, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Book 8659, Page 874; Book 7191, Page 683; Instrument No. 20060719-087113 and Plat Book 7900, Page 80.

Tract 5:

Lot 1 of Airpark Center of record in Plat Book 7900, Page 80, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Book 8659, Page 874; Book 7191, Page 683; Instrument No. 20060719-087113 and Plat Book 7900, Page 80.

Tract 6:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Harding Place and Airpark Center Drive and being more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Airpark Center Drive, said pin being the southeast corner of Lot No. 1 of Airpark Center of record in Plat Book 7900, Page 80, R.O.D.C. and the northwest corner of herein described tract.

Thence, with the westerly margin of Airpark Center Drive, South 06°38'00" West, 329.82 feet to an iron pin;

Thence, South 58°28'17" West, 131.04 feet to a point in the northerly margin of Harding Place;

Thence, with said margin and a curve concave to the south having a central angle of 14°40'27", a radius of 1512.40 feet and a chord of South 89°30'37" West, 386.29 feet for an arc length of 387.35 feet to an iron pin;

Thence, leaving said margin, with the northeast line of Metropolitan Nashville Airport Authority of record in Deed Book 9194, Page 486, R.O.D.C., North 50°29'35" West, 540.22 feet to an iron pin;

Thence, with the east line of Metropolitan Nashville Airport Authority of record in Deed Book 8661, Page 492, R.O.D.C., North 06°52'36" East, 169.46 feet to an iron pin;

Thence, with the south line of aforementioned Lot 1, Airpark Center, South 83°07'24" East, 939.35 feet to the point of beginning.

Containing 345,009 square feet or 7.92 acres, more or less.

Together with the rights and benefits set forth in Book 8659, Page 874.

Tract 7:

Lot No. 3, Plan of First Revision Second Addition to Airpark West Properties, of record in Plat Book 6900, Page 354, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Instrument No. 20060719-0087113; Plat Book 6900, Page 353.

Tract 8:

Lot No. 2, First Revision, Addition to Airpark West Properties, of record in Plat Book 6900, Page 353, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Instrument No. 20060719-0087113; Plat Book 6900, Page 372.

Tract 9:

A tract of land in the First Civil District, Twenty-Eighth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being more fully described as follows:

Beginning at an iron pin found in the easterly right of way line of Donelson Pike, said iron rod found being the northwest corner of Lot 4, AIRPARK WEST PROPERTIES, of record in Book 6200, Page 915; said iron rod found being the TRUE POINT OF BEGINNING of the herein described tract;

Thence, with the easterly right of way line of said Donelson Pike as follows:

North 22°33'52" East, a distance of 465.27 feet to an iron rod found with and ID of "IDE ASSOC";

Thence, with a non-tangent curve to the left, said curve having an arc length of 315.10 feet, with a radius of 1067.04 feet, and a chord of North 14°06'06" East, a distance of 313.96 feet to an iron rod found with an ID of "IDE ASSOC";

Thence, North 05°37'00" East, a distance of 785.07 feet, to an iron found with no ID;

Thence, with a non-tangent curve to the right, said curve having an arc length of 199.01 feet, with a radius of 1950.00 feet, and a chord of North 08°36'32" East, a distance of 198.92 feet to an iron rod found, with no ID, in the south right of way line of Old Ezell Road;

Thence, with said right of way line of Old Ezell Road South 84°22'57" East, a distance of 9.00 feet;

Thence, leaving said right of way line, with the EZELL HOUSE PARTNERSHIP property, of record in Book 9171, Page 275, as follows:

South 01°51'49" West, a distance of 200.70 feet, to a 4X4 concrete monument with a lead disk;

Thence, South 81°50'52" East, a distance of 150.08 feet, to a 4X4 monument with a lead disk;

Thence, with the ELVIS L. WALLACE property, of record in Inst. 20011108-122825, as follows:

South 81°46'12" East, a distance of 281.63 feet, to an iron rod found with no ID;

Thence, North 12°25'18" East, a distance of 226.33 feet, to an iron rod found, with no ID, in the south right of way line of said Old Ezell Road;

Thence, with said right of way line South 80°04'30" East, a distance of 48.55 feet, to an iron rod found, with no ID;

Thence, leaving said right of way line, with the RAYMOND L. CALDWELL property, of record in Book 9943, Page 345, as follows:

South 12°08'38" West, a distance of 227.28 feet to a 5/8" rebar with GS&P cap found;

Thence, South 05°42'28" West, a distance of 104.87 feet to a 5/8" rebar with GS&P cap found;

Thence, with BOWOOD HEIGHTS, Lot 21-28, of record in Book 2331, Page 47, as follows:

South 06°48'01" West, a distance of 351.39 feet, to an iron rod found, with an ID of "REGAN SMITH";

Thence, South 09°05'15" West, a distance of 379.36 feet, to an iron rod found, with no ID;

Thence, South 06°59'12" West, a distance of 615.08 feet, to a p.k. nail in stump found at the northeast corner of the PCO Harding Linbar, L.P. property of record in Instrument #20060912-0113022;

Thence, with the northerly boundary of said property, North 80°15'12" East, a distance of 422.96 feet to a p.k. nail found in asphalt;

Thence, South 10°02'01" West, a distance of 111.82 feet to a ½" rebar found;

Thence, North 80°13'59" West, a distance of 27.91 feet to a ½" rebar found at the northeast corner of the aforementioned Lot 4;

Thence, with the northerly boundary of Lot 4, North 80°13'59" West, a distance of 192.20 feet to the True Point of Beginning.

The above described parcel contains 18.10 acres (788,246 square feet) more or less.

Together with the rights and benefits set forth in Instrument No. 20060719-0087113.

Tract 10:

Lot No. 1, First Revision, Section One, Airpark West Properties, of record in Plat Book 6900, Page 372, Register's Office for Davidson County, Tennessee:

Together with the rights and benefits set forth in Instrument No. 20060719-0087113; Plat Book 6900, Page 353.

Tract 11:

A tract of land in the First Civil District, Twenty-Eighth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, bounded on the north by Harding Place, on the east by Ezell Road, on the south and west by the State of Tennessee property, and being more fully described as follows:

Beginning at an iron pin (set) on the westerly right-of-way line of Ezell Road, a 50-foot right-of-way at this point that bears South 07°17'25" West, 175.65 feet from the centerline of Harding Place and preceding as follows:

With the westerly right-of-way line of Ezell Road, South 07°17'25" West, 204.76 feet to an iron rod found;

Thence, leaving said westerly line with the State of Tennessee property, of record in Deed Book 1781, Page 573, as follows:

North 82°16'23" West, a distance of 178.40 feet to a 5/8" rebar with cap set;

Thence, South 88°59'26" West, a distance of 155.51 feet to a 5/8" rebar with cap set;

Thence, South 79°18'18" West, a distance of 199.90 feet to an iron rod found;

Thence, North 16°09'57" West, a distance of 299.93 feet to an iron rod found on the southerly right-of-way line of Harding Place, a 160-foot right-of-way at this point;

Thence, with said southerly right-of-way line in a northerly and easterly direction with a 1352.40-foot radius curve to the right, a length of 545.01 feet to a 5/8" rebar with cap set; said curve having a chord bearing of North 85°22'19" East, a chord distance of 541.33 feet;

Thence, with the right-of-way line of Harding Place and Ezell Road, South 41°09'58" East, a distance of 149.84 feet to the point of beginning and containing 4.01 acres (174,643 square feet) more or less.

Together with a 10-foot wide sewer easement lying on each side of the following described line:

Beginning at an iron pin set in the southerly line of the above described four-acre tract, iron pin being North 79°18'47" East, 199.87 feet from the southwesterly corner of said tract and proceeding as follows: South 1°49'18" East, 171.39 feet to an existing manhole. The side lines of said 10-foot easement to be extended or shortened to terminate at the southerly line of the above described four-acre tract and the southerly side of said existing manhole. The sewer easement contains 0.04 of an acre (1,714 square feet) more or less.

Being the same property conveyed to Sealy Airpark Nashville, L.P. under deeds recorded as Instrument Nos. 20070423-0048181, 20070423-0048182, 20070517-0059075, 20070614-0071472, and 20070614-0071473, all in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

COST OF PUBLICATION

First Insertion	**$487.00**
Second Insertion	**487.00**
Third Insertion	**487.00**
Total	**$1,1461.00**

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of the NASHVILLE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner and Montgomery counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

August 30, 2013
September 6, 2013
September 13, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 13th day of **September 2013,** the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that the instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

WITNESS my hand and Official Seal at office this 13th day of **September 2013.**

_____
Notary Public

TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

- Default having been made in the terms, conditions, and payments provided for in that certain Trust Deed, Security Agreement and Assignment of Rents executed by Sealy Airpark Nashville Ventures, L.L.C., a Delaware limited liability company; Hickman Airpark Nashville, L.L.C., a Delaware limited liability company; and Sealy Airpark Nashville, L.P., a Tennessee limited partnership (collectively, the "Borrower"), in favor of Principal Commercial Funding, LLC, a Delaware limited liability company, recorded April 23, 2007, as Instrument No. 20070423 0048188 in the Register's Office for Davidson County, Tennessee, as assigned to Principal Commercial Funding II, LLC under Instrument No. 20080724-0075656., as assigned 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-PWR16, under Instrument No. 20080825-0087218, as assigned to U.S. Bank National Association, as Trustee, as successor-in-interest to Bank of America, N.A., Trustee, as successor by merger to La Salle Bank National Association, as Trustee, for the Registered Holders of Bear Stearns Commercial Mortgage Securities, Inc., Commercial Mortgage Pass-Through Certificates, Series 2007-PWR16, under Instrument No. 20121128-0109385, as assigned to CIII Commercial Mortgage LLC, a Delaware limited liability company, under Instrument No. 20130801-0080099, and as assigned to CIII Mortgage Funding LLC, a Delaware limited liability company ("Beneficiary") under Instrument No. 20130801-0080100; as modified by Assignment and Assumption Agreement recorded June 14, 2007, under Instrument No. 20070614-0071471, and as further modified by Assignment and Assumption Agreement recorded June 14, 2007 under Instrument No. 20070614-0071474, all in said Register's Office, securing the indebtedness therein described (collectively, the "Deed of Trust"), which indebtedness is now due and unpaid, and has been declared in default by the lawful owner and holder thereof;

The undersigned, Jason Lewallen, Substitute Trustee, having been appointed Substitute Trustee on August 19, 2013, to serve in the place and stead of Ronald G. Steen, Jr., Trustee, said appointment being recorded on August 20, 2013, as Instrument No. 20130820-0087784 and being re-recorded on August 22, 2013, as Instrument No. 20130822-0088509, Register's Office for Davidson County, Tennessee;

NOW, THEREFORE, I, Jason Lewallen, Substitute Trustee, pursuant to said Deed of Trust, having been requested by Beneficiary, the owner and holder of said indebtedness, so to do, and by virtue of the authority and power vested in me by said Deed of Trust will, on Monday, September 23, 2013, at 12:00 noon, at the front door of the Davidson County Courthouse facing Union Street in Nashville, Davidson County, Tennessee, sell at public outcry to the highest bidder for cash or credit upon the indebtedness secured if the lawful owner and holder thereof is the successful purchaser), free from the equity of redemption, the statutory right of redemption, homestead, dower, elective share, and all other exemptions of Borrower of every kind, all of which have been expressly waived by Borrower, the property in Davidson County, Tennessee described as follows:

All those certain tracts or parcels of land, together with improvements erected thereon, situated in the City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Tract 1:
Lot 5 of Airpark Center of record in Plat Book 7900, Page 80, Register's Office for Davidson County, Tennessee.
Together with the rights and benefits set forth in Book 8659, Page 874; Book 7191, Page 683; Instrument No. 20060719-0087113 and Plat Book 7900, Page 80.

Tract 2:
Lot 4 of Airpark Center of record in Plat Book 7900, Page 80, Register's Office for Davidson County, Tennessee.
Together with the rights and benefits set forth in Book 8659, Page 874; Book 7191, Page 683; Instrument No. 20060719-0087113 and Plat Book 7900, Page 80.

Tract 3:
Lot 3 of Airpark Center of record in Plat Book 7900, Page 80, Register's Office for Davidson County, Tennessee.
Together with the rights and benefits set forth in Book 8659, Page 874; Book 7191, Page 683; Instrument No. 20060719-0087113 and Plat Book 7900, Page 80.

Tract 4:
Lot 2 of Airpark Center of record in Plat Book 7900, Page 80, Register's Office for Davidson County, Tennessee.
Together with the rights and benefits set forth in Book 8659, Page 874; Book 7191, Page 683; Instrument No. 20060719-0087113 and Plat Book 7900, Page 80.

Tract 5:
Lot 1 of Airpark Center of record in Plat Book 7900, Page 80, Register's Office for Davidson County, Tennessee.
Together with the rights and benefits set forth in Book 8659, Page 874; Book 7191, Page 683; Instrument No. 20060719-0087113 and Plat Book 7900, Page 80.

Tract 6:
Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Harding Place and Airpark Center Drive and being more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Airpark Center Drive, said pin being the southeast corner of Lot No. 1 of Airpark Center of record in Plat Book 7900, Page 80, R.O.D.C. and the northwest corner of herein described tract;

Thence, with the westerly margin of Airpark Center Drive, South 00°36'00" West, 329.62 feet to an iron pin;

Thence, South 58°28'17" West, 131.04 feet to a point in the northerly margin of Harding Place;

Thence, with said margin and a curve concave to the south having a central angle of 14°40'27", a radius of 1512.40 feet and a chord of South 89°30'37" West, 386.29 feet for an arc length of 387.35 feet to an iron pin;

Thence, leaving said margin, with the northeast line of Metropolitan Nashville Airport Authority of record in Deed Book 9194, Page 468, R.O.D.C., North 50°29'35" West, 540.22 feet to an iron pin;

Thence, with the eastline of Metropolitan Nashville Airport Authority of record in Deed Book 8601, Page 492, R.O.D.C., North 09°52'36" East, 169.48 feet to an iron pin;

Thence, with the south line of aforementioned Lot 1, Airpark Center, South 83°07'24" East, 939.35 feet to the point of beginning.

Containing 345,009 square feet or 7.92 acres, more or less.

Together with the rights and benefits set forth in Book 8659, Page 874.

Tract 7:
Lot No. 3, Plan of First Revision Second Addition to Airpark West Properties, of record in Plat Book 6900, Page 354, Register's Office for Davidson County, Tennessee.
Together with the rights and benefits set forth in Instrument No. 20060719-0087113; Plat Book 6900, Page 353.

Tract 8:
Lot No. 2, First Revision, Addition to Airpark West Properties, of record in Plat Book 6900, Page 353, Register's Office for Davidson County, Tennessee.
Together with the rights and benefits set forth in Instrument No. 20060719-0087113; Plat Book 6900, Page 372.

Tract 9:
A tract of land in the First Civil District, Twenty-Eighth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being more fully described as follows:

Beginning at an iron pin found in the easterly right of way line of Donelson Pike, said iron rod found being the northwest corner of Lot 4, AIRPARK WEST PROPERTIES, of record in Book 6200, Page 915, said iron rod found being the TRUE POINT OF BEGINNING of the herein described tract;

Thence, with the easterly right of way line of said Donelson Pike as follows:

North 22°33'52" East, a distance of 465.27 feet to an iron rod found with axel ID of "IDE ASSOC";

Thence, with a non-tangent curve to the left, said curve having an arc length of 315.10 feet, with a radius of 1067.04 feet, and a chord of North 14°06'06" East, a distance of 313.96 feet to an iron rod found with an ID of "IDE ASSOC";

Thence, North 05°37'00" East, a distance of 785.07 feet, to an iron found with no ID;

Thence, with a non-tangent curve to the right, said curve having an arc length of 199.01 feet, with a radius of 1050.00 feet, and a chord of North 08°36'32" East, a distance of 198.92 feet to an iron rod found, with no ID, in the south right of way line of Old Ezell Road;

Thence, with said right of way line of Old Ezell Road South 84°22'57" East, a distance of 9.00 feet;

Thence, leaving said right of way line, with the EZELL HOUSE PARTNERSHIP property, of record in Book 9171, Page 275, as follows:

South 01°51'49" West, a distance of 209.70 feet, to a 4X4 concrete monument with a lead disk;

Thence, South 81°50'52" East, a distance of 150.05 feet, to a 4X4 monument with a lead disk;

Thence, with the ELVIS L. WALLACE property, of record in Inst. 20011108-122825, as follows:

South 81°46'12" East, a distance of 281.63 feet, to an iron rod found with no ID;

Thence, North 12°25'18" East, a distance of 226.33 feet, to an iron rod found, with no ID, in the south right of way line of said Old Ezell Road;

Thence, with said right of way line South 83°04'30" East, a distance of 48.55 feet, to an iron rod found, with no ID;

Thence, leaving said right of way line, with the RAYMOND L. CALDWELL property, of record in Book 9943, Page 345, as follows:

South 12°06'38" West, a distance of 227.28 feet to a 5/8" rebar with GS&P cap found;

Thence, South 05°42'28" West, a distance of 104.87 feet to a 5/8" rebar with GS&P cap found;

Thence, with BOWOOD HEIGHTS, Lot 21-28, of record in Book 2331, Page 41, as follows:

South 06°46'01" West, a distance of 351.39 feet, to an iron rod found, with an ID of "REGAN SMITH";

Thence, South 09°05'15" West, a distance of 379.36 feet, to an iron rod found, with no ID;

Thence, South 06°59'12" West, a distance of 615.08 feet, to a p.k. nail in stump found at the northeast corner of the PCO Harding Limer, LP., property of record in Instrument #20060912-0113022;

Thence, with the northerly boundary of said property, North 80°15'12" East, a distance of 422.96 feet to a p.k. nail found in asphalt;

Thence, South 10°02'01" West, a distance of 111.82 feet to a ½" rebar found;

Thence, North 80°13'59" West, a distance of 27.91 feet to a ½" rebar found at the northeast corner of the aforementioned lot 4;

Thence, with the northerly boundary of Lot 4, North 80°13'59" West, a distance of 192.20 feet to the True Point of Beginning.

The above described parcel contains 18.10 acres (788,246 square feet) more or less

Together with the rights and benefits set forth in Instrument No: 20060719-0087113.

Tract 10:
Lot No. 1, First Revision, Section One, Airpark West Properties, of record in Plat Book 6900, Page 372, Register's Office for Davidson County, Tennessee.
Together with the rights and benefits set forth in Instrument No. 20060719-0087113; Plat Book 6900, Page 353.

Tract 11:
A tract of land in the First Civil District, Twenty-Eighth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, bounded on the north by Harding Place; on the east by Ezell Road, on the south and west by the State of Tennessee property, and being more fully described as follows:

Beginning at an iron pin (set) on the westerly right of way line of Ezell Road, a 50' foot right of way at this point that bears South 07°17'25" West, 175.65 feet from the centerline of Harding Place and preceding as follows:

With the westerly right-of-way line of Ezell Road, South 07°17'25" West, 204.78 feet to an iron rod found;

Thence, leaving said westerly line with the State of Tennessee property, of record in Deed Book 1781, Page 573, as follows:

North 82°16'23" West, a distance of 178.40 feet to a 5/8" rebar with cap set;

Thence, South 88°59'26" West, a distance of 165.51 feet to a 5/8" rebar with cap set;

Thence, South 79°16'18" West, a distance of 199.90 feet to an iron rod found;

Thence, North 16°09'57" West, a distance of 209.93 feet to an iron rod found on the

southerly right-of-way line of Harding Place, a 160-foot right-of-way at this point;
Thence, with said southerly right-of-way line in a northerly and easterly direction with a 1352.40-foot radius curve to the right, a length of 545.01 feet to a 5/8" rebar with cap set; said curve having a chord bearing of North 25°22'19" East, a chord distance of 541.33 feet;
Thence, with the right-of-way line of Harding Place and Elm Road, South 41°09'55" East, a distance of 140.54 feet to the point of beginning and containing 4.01 acres (174,640 square feet) more or less.
Together with a 10-foot wide sewer easement lying on each side of the following described line:
Beginning at an iron pin set in the southerly line of the above described four-acre tract, iron pin being North 79°18'47" East 199.67 feet from the southwesterly corner of said tract and proceeding as follows: South 1°48'18" East, 171.39 feet to an existing manhole. The side lines of said 10-foot easement to be extended or shortened to terminate at the southerly line of the above described four-acre tract and the southerly side of said existing manhole. The sewer easement contains 0.04 of an acre (1,714 square feet) more or less.
Being the same property conveyed to Sealy Airpark Nashville, L.P. under deeds recorded as Instrument Nos. 20070423-0048181, 20070423-0048182, 20070517-0059075, 20070614-0071472, and 20070614-0071473, all in the Register's Office for Davidson County, Tennessee.
The above-described real estate is improved property known as 1403 Donelson Pike, Nashville, Tennessee; 1420 Donelson Pike, Nashville, Tennessee; 1410 Donelson Pike, Nashville, Tennessee; 1400 Donelson Pike, Nashville, Tennessee; 5225 Harding Place, Nashville, Tennessee; 5263 Harding Place, Nashville, Tennessee; 801 Airpark Center Drive, Nashville, Tennessee; 701 Airpark Center Drive, Nashville, Tennessee; 601 Airpark Center Drive, Nashville, Tennessee; 501 Airpark Center Drive, Nashville, Tennessee; and 401 Airpark Center Drive, Nashville, Tennessee, Nashville, Tennessee.
The map and parcel numbers for the above described real estate are 13400002000, 13400026500, 13400026900, 13400027100, 13400027500, 13400027600, 13400027700, 13400028400, 13400028500, 13400028600 and 13400028700.
The present owner of the above described real estate is Sealy Airpark Nashville, L.P., a Tennessee limited partnership.
In accordance with Tennessee Code Annotated Section 47-9-604(a)(2), the sale of the property described above will be combined with a sale of the personal property described in the Deed of Trust.
This sale is subject to liens, easements, encumbrances, property taxes, rights of redemption of taxing entities, and other matters, which are prior in right to the lien of the aforesaid Deed of Trust and to the rights of tenants in possession under unrecorded leases.
The following parties may have liens against or claim an interest in the above-described property, that will be extinguished or adversely affected by the sale: Civic Bank & Trust and any other party with an interest junior to the lien of the Deed of Trust, except as otherwise set forth above.
The Substitute Trustee may adjourn or postpone the aforementioned sale of real property without further publication by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time and place fixed by the preceding postponement or subsequently noticed sale, and without further notice make such sale at the time fixed by the last postponement, or may, in his discretion, give a new notice of sale.

This 26th day of August, 2013
Jason Lewallen, Substitute Trustee
Bass, Berry & Sims PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Phone: (615) 742-6200
For Aug. 30, Sept. 6, 13, 2013 #819904

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