BILL GARRETT, Davidson County
Trans:T20130087136 DEEDTRS
Recvd: 10/08/13 14:58 5 pgs
Fees:28.00 Taxes:21645.00
20131008-0105780

Prepared by and after recording return to:
Jaime L. DeRensis, Esq.
Baker, Donelson Bearman, Caldwell & Berkowitz, PC
211 Commerce Street, Suite 800
Nashville, Tennessee 37212

Address of New Owner:	Send Tax Bills to:	Map & Parcel No.:
U.S. Bank National Association, as Trustee c/o C-III Asset Management LLC 5221 N. O'Connor Blvd, Suite 600 Irving, TX 75039	U.S. Bank National Association, as Trustee c/o C-III Asset Management LLC 5221 N. O'Connor Blvd, Suite 600 Irving, TX 75039	163 00 0 170.00

TRUSTEE'S DEED

This Trustee's Deed is made and entered into as of the 8th day of October, 2013, by Jaime L. DeRensis, not individually, but as successor trustee ("Successor Trustee").

WHEREAS, by Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Deed of Trust") dated as of July 27, 2006, Bell Forge Improvements, LLC, a Delaware limited liability company ("Borrower"), conveyed in trust to Mid-South Title Corporation, as Trustee, certain real property to secure payment of a debt in the original principal amount of $11,600,000.00, payable to Citigroup Global Markets Realty Corp., recorded as Instrument No. 20060801-0093254 in the Register of Deeds of Davidson County, Tennessee (the "Register's Office"), the same being incorporated herein by reference; and,

WHEREAS, U.S. Bank National Association, as Trustee for the Registered Holders of Citigroup Commercial Mortgage Trust 2006-C5, Commercial Mortgage Pass-Through Certificates, Series 2006-C5 ("Lender"), is the true and lawful owner and holder of the debt aforesaid which is secured by the Deed of Trust pursuant to that certain Assignment of Deed of Trust, Assignment of Rents and Security Agreement and Fixture Filing and Assignment of Assignment of Leases and Rents of record as Instrument No. 20100331-0023879 in the Register's Office (via prior assignment of record as Instrument No. 20070424-0048443 in the Register's Office). Said Assignments are incorporated herein by reference; and,

WHEREAS, the indebtedness secured by the Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the Lender declared the Deed of Trust to be in default, and notice was given of such default to Borrower, but following such notice, the default was not cured; and,

WHEREAS, by instrument recorded as Instrument No. 20130904-0093231 in said Register's Office, Lender, as such owner, holder and beneficiary, appointed Jaime L. DeRensis as Successor Trustee who was authorized to act in the place and stead of the Trustee; and,

WHEREAS, Lender directed Successor Trustee to sell the Property as provided in the Deed of Trust, and Successor Trustee caused notice to be published in *The Tennessean* that the Property would be sold on October 8, 2013, at 12:00 noon local time at the Davidson County Courthouse located in Nashville, Tennessee, such foreclosure notice appearing in said newspaper in the editions of September 13, 2013; September 20, 2013; and September 27, 2013; and,

WHEREAS, Jaime L. DeRensis, as Successor Trustee, appeared at the above referenced Courthouse in Nashville Tennessee, on October 8, 2013, at 12:00 noon local time, and offered the Property for sale, and after opening the floor for competitive bids, the highest and best bid was made by U.S. Bank National Association, as Trustee for the Registered Holders of Citigroup Commercial Mortgage Trust 2006-C5, Commercial Mortgage Pass-Through Certificates, Series 2006-C5, in the amount of $5,850,000.00 whereupon the Property was sold to U.S. Bank National Association, as Trustee for the Registered Holders of Citigroup Commercial Mortgage

Trust 2006-C5, Commercial Mortgage Pass-Through Certificates, Series 2006-C5, for said amount.

NOW, THEREFORE, I, Jaime L. DeRensis, not individually but as Successor Trustee as aforesaid, in consideration of the premises, $10.00, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents do hereby convey unto U.S. Bank National Association, as Trustee for the Registered Holders of Citigroup Commercial Mortgage Trust 2006-C5, Commercial Mortgage Pass-Through Certificates, Series 2006-C5, its successors and assigns ("Grantee"), all right, title and interest in and to the following real property (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the Property, free of all statutory and other rights of redemption of Borrowers as provided in, but only to the extent provided in, the Deed of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon, if any, in an AS IS, WHERE IS condition, and without representation or warranty from Successor Trustee and/or Lender as to any matter whatsoever. Without limiting the foregoing, **Substitute Trustee disclaims all representations and warranties, express or implied, including warranties of merchantability or fitness for a particular use or purpose. Additionally, Successor Trustee disclaims all representations and warranties as to the absence or presence on or under the property of hazardous substances as defined by any environmental laws, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act or similar federal and state legislation (collectively, "environmental laws").** Grantee accepts title to the Property subject to any problems arising in connection with the Property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of environmental laws, and potential flood hazards. By accepting this Trustee's Deed, Grantee agrees to indemnify and hold Successor Trustee harmless from any and all costs, expenses, and liability, including without limitation attorneys' fees, arising out of or in connection with any of the foregoing.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof:

a. Any and all unpaid real and personalty taxes, plus penalty and interest, if any. Such taxes will not be pro-rated or paid from the trust estate. Grantee assumes full liability for such taxes;

b. Any mechanic's and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which the foreclosure sale was held;

c. Such easements, building lines, recorded plans and restrictions as may be applicable and which take priority over the Deed of Trust upon which the foreclosure was held;

d. Any rights of redemption or otherwise held by the Internal Revenue Service or by the State of Tennessee;

e. Rights or claims of parties in possession;

f. Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the Property;

g. Any and all deeds of trust, fixture filings, liens of any kind or nature, and/or leases which take priority over the Deed of Trust upon which the foreclosure sale was held; and

h. Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

WITNESS the signature of the Successor Trustee as of the day and date first above written.

Jaime L. DeRensis, not individually but as Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jaime L. DeRensis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name, not individually but as Successor Trustee.

Witness my hand and seal this 8th day of October, 2013.

HEATHER ROCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: My Commission Expires NOV. 5, 2014

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,850,000.00.

Affiant

Subscribed and sworn to before me this 8th day of October, 2013.

HEATHER ROCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: My Commission Expires NOV. 5, 2014

EXHIBIT "A"

LEGAL DESCRIPTION

Being a parcel of land in Nashville, First Civil District, Twenty-Eighth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Mt. View Road, south of Bell Road, being Lot Nos. 3 and 4 as shown on the Plan of Resubdivision of Lot No. 3, Bell Forge West, as of record in Book 6250, page 737, Registers Office of Davidson County (R.O.D.C.), and being more particularly described as follows:

BEGINNING at a point in the westerly right-of-way line of Mt. View Road (80 right-of-way), said point being northerly 345 feet more or less from the center extended of Bell Forge Lane East.

THENCE, with said right-of-way line the following calls:

S 01 deg. 17' 40" W, 56.00 feet;

With a curve to the left 388.64 feet, said curve having a central angle of 27 deg. 38' 09", a radius of 805.74 feet, a tangent of 198.18 feet and a chord of S 12 deg. 31' 26" E, 384.89 feet;

S 26 deg. 20' 31" E, 250.75 feet;

With a curve to the right 25.15 feet, said curve having a central angle of 02 deg. 47' 42", a radius of 515.52 feet a tangent of 12.58 feet and a chord of S 24 deg. 56' 37" E, 25.15 feet to an iron pin;

THENCE, leaving said right-of-way line with the northerly line of property conveyed to Gurshell S. Dhillion, Inc. by deed of record in Instrument No. 200402200019541, R.O.D.C. and the northerly line of property conveyed to HRT of Tennessee, Inc. by deed of record in Instrument No. 200412150149100, R.O.D.C., N 80 deg. 11' 43" W, 475.71 feet to an iron pin;

THENCE, continuing with said line of the Healthcare property and the northerly one of property conveyed to Partners-Sath, LLC by deed of record in Book 10750, page 431, R.O.D.C., N 84 deg. 03' 53" W, 461.24 feet;

THENCE, continuing with said northerly line of the Partners-Sath, LLC, property N 83 deg. 38' 40" W, 325.04 feet;

THENCE, with the easterly line of properties conveyed to KIR Hickory Hollow, L.P., by deed of record in Book 11477, page 823, R.O.D.C., Family Limited Partnership by deed of record in Instrument No. 200408200101227, R.O.D.C., and Five Star Investments LTD, by deed of record in Book 7951, page 635, R.O.D.C., N 25 deg. 10' 00" E, 642.34 feet;

THENCE, with the southerly line of properties conveyed to Broadway Realty Co. by deed of record in Book 7026, page 465, R.O.D.C.;

S 65 deg. 45' 00" E, 170.00 feet,

S 84 deg. 45' 00" E, 146.10 feet,

With a curve to the left 127.21 feet, said curve having a central angle of 29 deg. 09' 14", a radius of 250.00 feet, a tangent of 65.01 feet and a chord of N 80 deg. 40' 23" E, 125.84 feet;

THENCE, with the southerly line of properties conveyed to Bell Forge Properties Corporation by deed of record in Book 8514, page 186, R.O.D.C., and a curve to the right 53.46 feet, said curve having a central angle of 15 deg. 18' 53", a radius of 200.00 feet, a tangent of 26.89 feet and a chord of N 84 deg. 10' 33" E, 53.30 feet;

THENCE, S 88 deg. 10' 00" E, 295.80 feet to the point of beginning.

Containing 583,792 square feet or 13.40 acres more or less.

BEING the same property conveyed to Bell Forge Improvements, LLC, a Delaware limited liability company, by Deed of record in Instrument No. 200308250122900, Register's Office for Davidson County, Tennessee.

TOGETHER WITH twenty-five (25) foot wide Joint Access and Public Utility Easement as created by the Plan of Resubdivision of Lot No. 3, Bell Forge West, recorded in Book 6250, page 737, to and for the benefit of the insured and the subject property, and over, upon, and across Lots 1 and 2, Bell Forge West, as shown on the plat recorded in Book 6250, page 19, and over, upon, and across Lot Nos. 1 and 2, Bell Forge West, Section 2, as shown on the plat recorded in Book 6200, page 512, all in the Registers Office of Davidson County, Tennessee.