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 FORSYTH CO, NC FEE \$31.00
 STATE OF NC REAL ESTATE EXT
\$5800.00

 PRESENTED & RECORDED:
 11-30-2009 12:08:00 PM

 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: E. NAVARRO
 DPTY

BK: RE 2923
PG: 542-546

DRAWN BY AND RETURN TO: Timothy R. Moore, Esq.
 Spilman, Thomas & Battle, PLLC
 110 Oakwood Drive, Suite 500
 Winston-Salem, NC 27103
 (Registry Box #29)

EXCISE TAX: \$5,800.00 #29
 TAX ID: 6817-65-3283

NORTH CAROLINA

TRUSTEE'S DEED

FORSYTH COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
 FOR THE REGISTERED CERTIFICATEHOLDERS OF
 MERRILL LYNCH MORTGAGE TRUST 2007-C1
 COMMERCIAL MORTGAGE PASS-THROUGH TRUST
 2007-C1

c/o Maria Blue Minsker, Esq.
 Alston & Bird LLP
 101 S. Tryon Street, Suite 4000
 Charlotte, NC 28280-4000

THIS TRUSTEE'S DEED, made and entered into this 30th day of November 2009, by and between TIMOTHY R. MOORE, substitute trustee as hereinafter stated, Grantor, and U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED CERTIFICATEHOLDERS OF MERRILL LYNCH MORTGAGE TRUST 2007-C1 COMMERCIAL MORTGAGE PASS-THROUGH TRUST 2007-C1, Grantee. The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH:

WHEREAS, S.E. PORTFOLIO APARTMENTS, LLC and GTS PROPERTY PORTFOLIOS B-2, LLC executed to STEWART TITLE GUARANTY COMPANY, Trustee, a

deed of trust dated April 25, 2007, and duly recorded in Book 2750, Page 324, in the office of the Register of Deeds of Forsyth County, North Carolina (the "Deed of Trust"); and

WHEREAS, Grantor was substituted as trustee in the Deed of Trust by instrument duly recorded in the office of the Register of Deeds of Forsyth County, North Carolina; and

WHEREAS, because of default in the payment of the indebtedness and the holder of the indebtedness having called upon and made demand of Grantor to foreclose on the Deed of Trust, Grantor, after due advertisement as required by law and the terms of the Deed of Trust, did on November 10, 2009, at 2:00 p.m. at the Courthouse door in Winston-Salem, Forsyth County, North Carolina, expose to public sale the property hereinafter described and described in the Deed of Trust (the "Property"), where and when U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED CERTIFICATEHOLDERS OF MERRILL LYNCH MORTGAGE TRUST 2007-C1 COMMERCIAL MORTGAGE PASS-THROUGH TRUST 2007-C1 became the last and highest bidder for the same at the price of TWO MILLION NINE HUNDRED THOUSAND and no/100 Dollars (\$2,900,000.00); and

WHEREAS, on the day of the sale a report thereof was duly made to the Clerk of Superior Court of Forsyth County, North Carolina ("Clerk"), and filed in Special Proceedings file no. 09-SP-454; and

WHEREAS, the sale remained open for ten days after the filing of the report of sale, and no upset bid was offered and no objection made; and

WHEREAS, the purchase price has been paid in full.

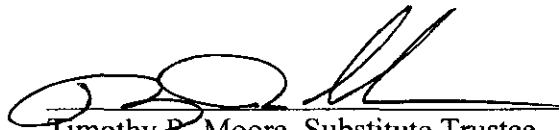
NOW, THEREFORE, Grantor, in consideration of the sum of Two Million Nine Hundred Thousand and no/100 Dollars (\$2,900,000.00), the receipt of which is hereby acknowledged, and pursuant to the authority vested in Grantor by the terms of the Deed of Trust, by these presents does bargain, sell and convey unto Grantee, the Property sold as aforesaid, the same lying and being in the County of Forsyth, State of North Carolina, and more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

This conveyance is subject to all prior liens of record, if any, and to all unpaid ad valorem taxes and special assessments, if any, which became a lien subsequent to the recordation of the Deed of Trust. This conveyance is further subject to the right, if any, of the United States of America to redeem the above-described property for a period of 120 days following the date when the final upset bid period has run.

The Property is specifically conveyed "AS IS, WHERE IS." Grantor makes no representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the Property, and any and all responsibilities or liabilities arising out of or in any way relating to any such conditions expressly are disclaimed.

TO HAVE AND TO HOLD said lands and premises together with all privileges and appurtenances thereunto belonging to Grantee in as full and ample a manner as Grantor, as Substitute Trustee, has power to convey the same.

IN TESTIMONY WHEREOF, Grantor has caused this instrument to be signed in his name as of the day and year first above written.

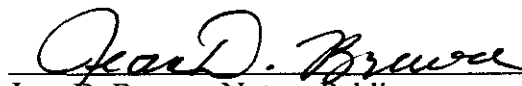

Timothy R. Moore, Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF DAVIE

I, Jean D. Brewer, a Notary Public of the County and State aforesaid, certify that TIMOTHY R. MOORE, personally came before me this day and acknowledged that he is Substitute Trustee, and being authorized to do so, executed the foregoing Trustee's Deed.

Witness my hand and official stamp or seal, this 30th day of November 2009.


Jean D. Brewer, Notary Public

My Commission Expires: 01-11-2014

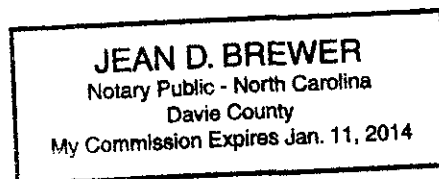


EXHIBIT A

Legal Description of the Land

Being all of that certain lot or parcel of land lying and being in the city of Winston-Salem, Forsyth County, North Carolina and being owned by Salem-Oxford Associates Limited Partnership as recorded in deed book 1473 page 1275 of the Forsyth Public Registry and being more particularly described as follows:

BEGINNING at an existing iron pin in the easterly right of way margin of Old Town Drive (currently a forty-foot right of way), said point being formed by the intersection of said easterly right of way line of Old Town Drive with the southerly right of way line of Echo Glen Drive; Thence with the easterly right of way line of Old Town Drive N. 05° 56' 52" E 100.00 feet to an existing iron pin; Thence with the northerly right of way line of Echo Glen Drive four calls: (1) S. 81° 01' 53" E. 11.64 feet to a existing iron pin; (2) thence S. 76° 14' 24" E. 80.42 feet to an existing iron pin; (3) thence S. 81° 47' 16" E. 21.76 feet to an existing iron pin; Thence S. 84° 46' 04" E. 96.93 feet to an existing iron pin, the common easterly corner of Lots 13 and 15 of said Hodgkin Park Subdivision; Thence with an easterly boundary line of lots 15, 17, 19, and 21 of said Hodgkin Park Subdivision; N. 03° 28' 42" E. 419.28 feet to an existing iron pin being the common easterly corner of Lots 21 and 23 of said Hodgkin Park Subdivision, thence with a southerly boundary line of property owned by the city of Winston-Salem the following five (5) courses and distances: (1) S. 86° 37' 43" E. 482.62 feet to a concrete monument; (2) N. 60° 22' 27" E. 23.38 feet to a concrete monument; (3) N. 24° 13' 52" E. 109.71 feet to an existing iron pin; (4) N. 24° 53' 46" E. 174.47 feet to an existing iron pin; and (5) N. 15° 23' 54" E. 221.89 feet to an existing iron pin the Southwestern corner of TGM Old Town Inc. deed recorded in book 2035 page 696 of the Forsyth Public Registry; thence with the southerly and westerly boundary line of TGM Old Town Inc. the following three (3) courses and distances (1) S. 65° 03' 39" E. 131.71 feet to a existing iron pin; (2) S. 24° 57' 01" W. 346.16 feet to a existing iron pin; and (3) S. 49° 52' 02" E. 107.90 feet to a new iron pin the Northwestern corner of Gelwyn Woods, LLC deed recorded in book 2009 page 2067 of the Forsyth Public Registry; thence with the westerly boundary line of Gelwyn Woods, LLC the following four (4) courses and distances: (1) S. 05° 12' 07" W. 119.89 feet to an existing iron pin; (2) S. 60° 15' 29" W. 264.76 feet to an existing iron pin; (3) S. 21° 20' 44" W. 50.28 feet to an existing iron pin; and (4) S. 05° 06' 00" W. 210.15 feet to an existing iron pin the Northeastern corner of Winston Properties, Inc. deed recorded in book 1279 page 1749 of the Forsyth Public Registry; thence with the Northern boundary line of Winston Properties, Inc. N. 85° 57' 57" W. 302.34 feet to a existing iron pin the Northeastern corner of Herman E. Schmid property deed recorded in book 1222 page 142 of the Forsyth Public Registry; thence with the boundary line of Herman E. Schmid two calls N. 87° 30' 37" W. 184.51 feet to an existing iron pin; Thence S. 04° 55' 33" W. 9.95 feet to an

EXHIBIT ALegal Description of the Land

existing iron pin the northwest corner of Donna Schmid property, deed 1671 page 512 of the Forsyth Public Registry; thence with Donna Schmid northwestern line S. 30° 49' 40" W 51.49 feet to an existing iron pin the Northeastern corner of Herman R. Schmid property deed recorded in book 1278 Page 583 of the Forsyth Public Registry and also being the northeastern corner of Lot 11 Hodgkin Park plat recorded in plat book 4 page 30 Forsyth Public Registry; Thence with the northern line of Lot 11 N. 80° 52' 41" W. 190.39 feet to the point and place of beginning, and containing 7.84 acres all as shown on a survey prepared by Jack R. Christian & Associates dated July 22, 2003, updated June 22, 2005, to which reference is hereby made.