THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER AND MAIL BILLS TO:	PROPERTY ADDRESS:	INDEXING INSTRUCTIONS:
Kay K. Bains Bradley Arant Rose & White LLP One Federal Place 1819 5th Avenue North Birmingham, AL 35203	BAJ, LLC 3804 Preston Ave Nashville, TN 37205	3821 and 3825 Cleghorn Avenue Nashville, Tennessee Map/Parcel: 117-14 40.00 and 117-14 39.00	

Davidson County DEEDWARR
Recvd: 03/30/07 15:04 3 pgs
Fees:18.00 Taxes:4440.00

20070330-0038450

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation, successor by merger to **UNION PLANTERS BANK, NATIONAL ASSOCIATION**, a national banking association, formerly known as **UNION PLANTERS NATIONAL BANK**, a national banking association, successor by merger to **FIDELITY FEDERAL BANK**, a federal savings bank, formerly known as **FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF TENNESSEE**, a federal savings and loan association ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), to it paid by **BAJ, LLC,** a Tennessee limited liability company ("Grantee"), does hereby grant, bargain, sell, and convey to Grantee, his heirs and assigns forever, the following described Property:

TRACT I

Land in Davidson County, Tennessee, being the southerly 75.0 feet of Lot No. 32 of Block C, on the Map of Hillsboro Views Development Company's Subdivision, as of record in Book 974, Page 64, Register's Office for Davidson County, Tennessee.

Said part of said Lot. No. 32 fronts 75.0 feet on the westerly side of Cleghorn Avenue and runs back between parallel lines 186.0 feet to a dead line.

Being the same property conveyed to Fidelity Federal Savings & Loan Association of Tennessee by Warranty Deed from Alpha Omicron Pi Fraternity, Inc., a Tennessee corporation, recorded on the 1st day of December, 1988 in Deed Book 7717, Page 436, in the Register's Office of Davidson County, Tennessee.

TRACT II

Land in Davidson County, Tennessee, being the northerly 75 feet of Lot No. 31 of Block "C" on the Map of Hillsboro View Development

Company's Subdivision, plan of which is of record in Book 974, Pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 75 feet on the westerly side of Cleghorn Avenue and runs back between parallel lines 186 feet to the rear line of Lot No. 19 in said Block, measuring 75 feet thereon.

Being the same property conveyed to Fidelity Savings & Loan Association of Tennessee by Warranty Deed from Eric M. Chazen and wife, Barbara G. Chazen, recorded on the 1st day of December, 1988 in Deed Book 7717, Page 415, Register's Office for Davidson County, Tennessee.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. All easements, restrictions, encumbrances and other matters of record.

2. Ad valorem taxes for the 2007 tax year and all subsequent years.

Grantor does hereby covenant and agree that it shall forever warrant and defend unto Grantee, his heirs and assigns, the right and title of said Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

[Remainder of Page Intentionally Blank]

WITNESS MY HAND this 29th day of March, 2007.

REGIONS BANK, an Alabama banking corporation

By: _____
Its: Vice President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Emilio M. Cerice, whose name as Vice President of Regions Bank, an Alabama banking corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 29th day of March, 2007.

_____
Notary Public

[Affix Notarial Seal]

LaTashia Monique Clay
Bond No. 68946943N
Notary Public for the State of Alabama
Commission Expires: February 18, 2008

My commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: One Million Two Hundred Thousand and No/100 Dollars ($1,200,000.00)

_____
Affiant

Sworn to and subscribed before me, this 30th day of March, 2007.

_____
Notary Public
My Commission Expires: _____

LIANA C. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009