This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 07/20/07 15:02 2 pgs
Fees:13.00 Taxes:1443.00
20070720-0086732

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
A & K Enterprises, LLC	New Owner	MAP 131-01-0
4106 Sneed Road		PARCEL 101
Nashville, TN 37215		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Regions Bank, Conservator for Robert D. Balch, Jr. and Bessie C. Balch**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **A & K Enterprises, LLC, a Tennessee limited liability company,** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of Russwood Subdivision, as of record in Book 2133, pages 12 and 13, Register's Office for said County, Said Lot No. 44 fronts 192 feet on the southerly side of Trimble Road and runs back 324 feet on the southerly line and 278.2 feet on the northerly line, to a dead line in the rear on which it measures 103.2 feet.

BEING the same property conveyed to Robert D. Balch, Jr. and wife, Bessie C. Balch by warranty deed from Dorothea Cole Stephenson and husband, Sam E. Stephenson, Jr. of record in Book 3134, page 203, said Register's Office.

By Order filed in the Seventh Circuit Court, Probate Division, Docket No. 06P-1365, Amsouth Bank, now known as Regions Bank, was appointed Conservator for Mr. Robert D. Balch, Jr. which provides that the conservator shall have the power to sell the subject real property. Further, by Order filed in the Seventh Circuit Court, Probate Division, Docket No. 06P-1366, AmSouth Bank, now known as Regions Bank, was appointed Conservator for Bessie C. Balch which provides that the conservator shall have the power to sell the subject real property.

This is (X) IMPROVED property known as **3418 Trimble Road, Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 18th day of July, 2007.

Regions Bank, Conservator for Robert D. Balch, Jr.

By: Thomas A. Allen, V.P.
Thomas A. Allen

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.

Regions Bank, Conservator for Bessie C. Balch

By: Thomas A. Allen, V.P.
Thomas A. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Thomas A. Allen** with whom I am personally acquainted, and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he as the Authorized Signatory of **Regions Bank, Conservator for Robert D. Balch, Jr.**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of July, 2007

Notary Public

My Commission Expires: May 24, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Thomas A. Allen** with whom I am personally acquainted, and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he as the Authorized Signatory of **Regions Bank, Conservator for Bessie C. Balch**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of July, 2007

Notary Public

My Commission Expires: May 24 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $**390,000.00**.

Affiant

Subscribed and sworn to before me this 18th day of July, 2007.

Notary Public

My Commission Expires: May 24 2008