2nd

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Lee Ann Maloney
Affiant

Subscribed and sworn to before me, this 13th day of November 2012

Notary Public
My commission expires: 1-16-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/10/12 12:10 2 pgs
Fees:13.00 Taxes:296.00
20121210-0113545

Address of New Owner:	Send Tax Bills to:	Tax Information
The American Home Real Estate Partnership, IV, L.P. P.O. Box 15470 Atlanta, GA 30333	New Owner	051 12 0 085.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **BIJC, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **The American Home Real Estate Partnership, IV, L.P.,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly part of Lot No. 22 on the Plan of Montague Park as of record in Book 421, page 141, Register's Office for said County.

Said part of Lot No. 22 fronts 80 feet on the northerly side of Blue Grass Avenue and runs back 189.5 feet, more or less, on the easterly line and 191.5 feet on the westerly line to a dead line, measuring 82 feet thereon.

Being part of the same property conveyed to CLL, LLC, a Tennessee limited liability company, by deed from Capital Bank, N.A. of record in Instrument #20120917-0084017, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BIJC, LLC, a Tennessee limited liability company by quit claim deed from CLL, LLC, a Tennessee limited liability company, of record in Instrument #_____ 20121210-0113544 _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 405 Bluegrass Avenue, Madison, TN 37115

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 13th day of November, 2012.

BIJC, LLC

By: _____
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trey Cain, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the Authorized Representative for BIJC, LLC and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the Authorized Representative for BIJC, LLC.

Witness my hand and official seal at Franklin, Tennessee, this the 13th day of November, 2012.

_____
Notary Public

My Commission expires: 3.27.2016

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

FILE NO: 2012112329

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY