2nd

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

Davidson County DEEDWARR
Recvd: 12/10/12 12:18 2 pgs
Fees:13.00 Taxes:296.00
20121210-0113554

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 Nov. 2012

Notary Public
My commission expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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	070 04 0 083.00

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:

Land in Davidson County, Tennessee being part of Block A, on the map of Dewey Heights Subdivision, as of record in Book 161, page 94, Register's Office for said County and described according to a copy of a survey made by John M. Sullivan, Civil Engineer, dated May 13, 1958, as follows:

Beginning at a point in the northwesterly margin of Manila Street, in the north margin of the first alley north of Whites Creek Pike; said point being 325 feet northeast from said pike; thence with the margin of Manila Street, North 47degrees 45' east 50 foot to a point; a corner of Lathon Lot, which is simultaneously here with being corrected as to the description; thence with Lathon's Line, north 49 degrees 19' west 216 feet to a point; thence south 52degrees 54' west 50 feet to the north margin of a 30 foot alley above mentioned; thence with the margin of the same, south 49 degrees 07' east 220.0 feet to the point of beginning..

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 #_____ 20121210-0113553 _____, 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 506 East Nocturne Drive, Nashville, TN 37207.

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

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2012112327

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