BOX 25-B

This Instrument Prepared By:

David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

BOOK 11278 PAGE 758

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Affordable Housing Resources, Inc.
212 Capitol Boulevard
Nashville, TN 37219

Same

Map 092-07-0
Parcel PART 178 EPZ.
No. 416.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $62,500.00.

Affiant

Subscribed and sworn to before me, this 29th day of December, 1998.

Notary Public

My Commission Expires: 11 May 27, 2001

FOR AND IN CONSIDERATION of the sum of $62,500.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First American National Bank (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto Affordable Housing Resources, Inc., a corporation (hereinafter "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee described as follows:

> Being Lot No. 4, on the plan of Canby Court, of record in Plat Book 8250, Page 757, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to First American National Bank by Substitute Trustee's Deed of record in Book 11137, Page 409, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 1925 Britt Place, Nashville, Tennessee 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, its successors and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. 1998 Metropolitan Davidson County ad valorem taxes for the property are expressly assumed by Grantee. All earlier ad valorem property taxes, if any, shall be paid by Grantor;

2. All matters which would be disclosed by a survey;

3. All easements, restrictions, setback requirements or other conditions of record in the Sumner County Register of Deeds' Offices; and

4. Grantee in accepting this Special Warranty Deed herein expressly disclaims and waives any application of the Tennessee Residential Property Disclosure Act set out in Tenn. Code Ann. § 66-5-201 and the same shall not apply to this conveyance.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, her successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 18th day of December, 1998.

FIRST AMERICAN NATIONAL BANK

By: James E. Martin

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Shelley L. Orr, a Notary Public for the State of County aforesaid, personally appeared James E. Martin with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of First American National Bank, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as James E. Martin.

Witness my hand and official seal at office this 12th day of December, 1998.

Shelley L. Orr
Notary Public

My Commission Expires: March 21 2000

0531956
IDENTIF. & REFERENCE
99 JAN -4 AM 9:20
REGISTER
DAVIDSON COUNTY, TN.
7686 01/04 0101 03CHECK 242.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11278 PAGE 760

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

99 JAN -4 AM 9:20

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

053 1956
IDENTIF. & REFERENCE

CAMT	62500.00
CON TX	231.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	242.25
CHECK	242.25

01/04/99 01 09:17 0001 7686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407085