(1)

WARRANTY DEED

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File No: 00291952

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Affordable Housing Resources, Inc. [NAME]	Owner [NAME]	Map 105-2
1011 Cherry Street [STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	Parcel 443
Nashville, TN 37201 [CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Claire Ragland McKnight and husband, French McKnight

Claire Ragland McKnight

French K. McKnight

have this day bargained and sold, and do hereby transfer and convey unto the said Affordable Housing Resources, Inc., a Tennessee corporation

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

7025 07/01 0101 CHECK 1221.50

STATE OF TENNESSEE } The actual consideration or value which ever is greater,
COUNTY OF WILLIAMSON } for this transfer is $ 325,000.00

Subscribed and sworn to before me, this the day of June, 19 99

Affiant

My Commission Expires: 10.21.99
[Affix Seal]

Notary Public

unimproved ( )
This is improved (X) property known as 1011 Cherry Street, Nashville, TN 37201
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 28th day of June, 19 99, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Claire Ragland McKnight

French McKnight

OFFICIAL SEAL
SAUL VILLARREAL
NOTARY PUBLIC-STATE OF NEW MEXICO
My Comm. Expires 3/17/01

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STATE OF New Mexico
COUNTY OF Santa Fe

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State Claire Ragland McKnight and husband, French McKnight, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Santa Fe, New Mexico, this 28th day of June, 1999.

Notary Public

Commission expires 3/17/2001

OFFICIAL SEAL
SAUL VILLARREAL
NOTARY PUBLIC-STATE OF NEW MEXICO
My Comm. Expires 3/17/01

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

TO

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

Land in Davidson County, Tennessee, being the northern portion of Lot No. 2 on the Plan of Edgehill Estates, Section 70, of record in Book 4675, page 39, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin on the westerly margin of Cherry Avenue;
(1) Thence, leaving said margin, South 85 deg. 43'29" West, 118.89 feet to a railroad spike;
(2) Thence, North 03 deg. 08'00" West, 182.56 feet to a P.K. nail on the southerly margin of Reid Avenue;
(3) Thence, with said margin, North 80 deg. 44'00" East, 66.78 feet to a P.K. nail;
(4) Thence, continuing with said margin and a curve to the right (having a central angle of 98 deg. 47'00", a radius of 25.00 feet, a tangent of 29.16 feet, and a chord bearing and distance of South 49 deg. 52'30" East, 37.96 feet) a distance of 43.10 feet to a P.K. nail on the westerly margin of Cherry Avenue;
(5) Thence, with said margin, South 00 deg. 29'00" East, 18.15 feet to a P.K. nail;
(6) Thence, continuing with said margin and a curve to the left (having a central angle of 19 deg. 51'00", a radius of 300.00 feet, a tangent of 52.49 feet, and a chord bearing and distance of South 10 deg. 24'30" East, 103.42 feet) a distance of 103.93 feet to a P.K. nail;
(7) Thence, continuing with said margin, South 20 deg. 20'00" East, 42.50 feet to the point of beginning, containing 18,411.547 square feet of 0.423 acres.

Being the same property conveyed to Claire Ragland McKnight, a married woman, by deed from Donald G. Adams and wife, Ruth Headden Adams, James E. Henderson and wife, Cheri Headden Henderson, Martin Carroll Young and wife, Nancy Headden Young and Henry H. Headden and wife, Betsy Barker Headden of record in Book 6295, page 153, Register's Office for Davidson County, Tennessee.

0606620
IDENTIF. & REFERENCE
99 JUL -1 PM 3:16
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0606620

IDENTIF. & REFERENCE

99 JUL -1 PM 3:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT
325000.00
CON TX 1202.50
PRFEE 1.00
MDEED 16.00
CFEE 2.00
TOTAL 1221.50
CHECK 1221.50

07/01/99 01 15:17 0001 7023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485464