Instr:200008310086455 Page: 1 OF 2
REC'D FOR REC 08/31/2000 3:51:19PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $16.65

Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $4,500.00.

Affiant

Subscribed and sworn to before me, this 25 day of August, 2000.

Notary Public

My commission expires 3/24/01

SAMUEL F. ANDERSON NOTARY PUBLIC DAVIDSON COUNTY TENN. LARGE

Address of New Owner:	Send Tax Bills to:	Tax Information
B. Leighton Thomas	Same	Map Parcel
672 Timber Lane		081-15-0 356.00
Nashville, TN 37215		

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, and other good and valuable considerations, the receipt of which is hereby acknowledged, Low Income Housing Partners #2, a Tennessee limited liability Company, hereinafter called the Grantor, has bargained and sold, and does hereby transfer and convey unto B. Leighton Thomas, an unmarried person, hereinafter called the Grantee his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly 30 feet of Lot No. 17 on the Plan of Bransford Realty's Subdivision of the Manlove Addition as of record in Book 421, page 53 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Said part of Lot No. 17 fronts 30 feet on the southerly side of Knowles, formerly Thompson Street and runs back between parallel lines 157 to an alley.

Being the same property conveyed to Low Income Housing Partners #2, LLC by Chancery Court pursuant to Final Decree Confirming Sale in matter of State of Tennessee v. Delinquent Taxpayers Constantino Bonilla, Et ux File No. 98-712-III of record in Book 11179, page 452 register's Office of Davidson County, Tennessee and Order of Chancery Court divesting title Case No. 00-1267-III of Record in Book _____ page _____ Register's Office for Davidson County, Tennessee. → Instrument #: 20008310088454

This conveyance is made subject to the following: 1) 2000 taxes a lien which are not yet due and payable. 2) All matters appearing on the Plan of record in Book 421, page 53. .

This property is unimproved property known as 1715 Knowles Street, Nashville, TN.

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, his heirs and assigns, forever. Grantor covenants with Grantee that Grantor is 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 does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 15th day of August, 2000.

LOW INCOME HOUSING PARTNERS #2, LLC

BY:

E. J. Boyson Member

E. J. Boyson, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared E. J. Boyson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be member of Low Income Housing Partners #2 LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such member executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself as such member.

Witness my hand and seal, at office this 15th day of August, 2000.

NOTARY PUBLIC

My commission Expires 3/24/01