Davidson County DEEDWARR
Recvd: 12/19/00 14:06 2pgs
Fees:11.00 Taxes:314.50
20001219-0124440

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WARRANTY DEED

This Indenture made this **15th** day of **December, 2000** between **Affordable Housing Resources, Inc.,** , GRANTOR, and **Joyce M. Menzies, unmarried** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being Lot Number 17, on the Plan of the Subdivision of the Vine Hill Homes as shown of record in Plat Book 9700, page 870, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from The MDHA Housing Trust Corp. of record in Instrument Number 200005230051609, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 9700, page 870, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 2161 Bransford Avenue, Nashville, Tennessee 37203.

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; and we do covenant with said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out and we do further covenant and bind ourselves, our heirs and representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **15th** day of **December, 2000.**

Affordable Housing Resources, Inc.

_____

Dan Eaton NRS

_____ _____

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dan Eaton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the NRS of the Affordable Housing Resources, Inc., and that he/she as such NRS executed the foregoing instrument for the purpose therein contained by signing the name of Affordable Housing Resources, Inc. by him/her self as NRS. Witness my hand and official seal this 15th day of December, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires May 23 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $85000

Affiant

Subscribed and sworn before me this 15th day of December, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires May 23 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Joyce M. Menzies
2161 Bransford Avenue
Nashville, Tennessee 37203

Send Tax Bills to:
Columbia National Incorporated
7142 Columbia Gateway Drive
Columbia, Maryland 21046

Map & Parcel Number:

Map 105-05 Parcel 55