Davidson County DEEDWARR
Recvd: 02/21/01 10:52 2pgs
Fees:11.00 Taxes:159.10

20010221-0016113

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39563** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 43,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **16th DAY OF FEBRUARY, 2001.**

Notary Public

MY COMMISSION EXPIRES: 5-24-02

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N., NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :
DOUGLAS A. IRWIN AND
JON G. ENGLISH
223 Madison Street, #112
Madison, TN 37115

SEND TAX BILLS TO:
SAME

MAP-PARCEL #
162-16-A-61
5DU 62915

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **AFFORDABLE HOUSING RESOURCES, INC.**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS A. IRWIN and JON G. ENGLISH**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 16, Building 13, Mill Creek Club Condominium Townhouses, Section 1, Phase 1, as of record in Book 4860, Page 11, Register's Office for Davidson County, Tennessee, (known as 16 Sycamore Court) to which plat reference is hereby made for a more particular description.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section I, including the By-Laws thereunto attached, recorded in Book 4887, Page 961, Register's Office for Davidson County, Tennessee, including without limitation such elements; said Master Deed has been amended in Book 5000, Page 607 and Book 5101, Page 809, said Register's Office.

Being the same property conveyed to Affordable Housing Resources, Inc., by deed from Nashville Housing Fund, Inc., of record in Book 11255, Page 160, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **16 Sycamore Court, Antioch, Tennessee 37013**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 ITS HAND THIS 16TH DAY OF FEBRUARY, 2001.

AFFORDABLE HOUSING RESOURCES, INC.

By: Dan Eaton
Controller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 himself to be the Controller of the AFFORDABLE HOUSING RESOURCES, INC., a Tennessee Corporation, and that he as such Controller, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such Controller.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16TH day of February, 2001.

NOTARY PUBLIC

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/26/02