Davidson County DEEDWARR
Recvd: 03/09/01 08:45 2pgs
Fees:11.00 Taxes:314.50

20010309-0022402

PREPARED BY:
BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **January, 2001** between **Affordable Housing Resources, Inc.** , GRANTOR, and **Stacey Battle** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville**,, County of **DAVIDSON**, State of Tennessee, more particularly described as follows:

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee bounded on the East by Bransford Avenue, and being Lot 19 of the Vine Hill Homes as of record in Plat Book 9700, Page 870, R.O.D.C., mor particularly described as follows:

Beginning, at a point in the Westerly margin of Bransford Avenue, 1150.80 feet from the centerline of Benton Avenue;

Thence, with Bransford Avenue, S19 degrees 15' 00" E, 60.00 feet;

Thence, leaving said Avenue, S70 degrees 45' 00" W, 114.00, to Lot 3 of Vine Hill Homes, LLC;

Thence, with Lot 3, N19degrees 15'00" W. 60.00 feet;

Thence a common line with Lot 18, N70 degrees 45'00" E, 114.00, to the point of beginning.

Containing, 0.157 acres, more or less.

Being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from M.D.H.A. Housing Trust Corporation as of record in Instrument No. 200005230051609, Register's Office, Davidson County, Tennessee dated 5/18/2000 and recorded 5/23/2000.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR the year 2000 which have been prorated and assumed by the Grantee(s) herewith; all matters appearing of record in Book 9700, Page 870 and all easements, setback lines, restrictions, right of ways, etc. that is of Record in Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous Deed of Record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

STEVE NEIGHBORS
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared STEVE NEIGHBORS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be * of Affordable Housing Resources, Inc., the within named bargainor, a corporation, and that he/she as such *, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as *

Witness my hand and seal, at office in NASHVILLE, this the **31st** day of **January, 2001.**

* Director of Housing Development

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

Stacey Battle
2169 Bransford Ave
Nashville, TN 37204

Property Address:

2169 Bransford Ave
Nashville, TN 37204

Person Responsible for Taxes:

NATION ONE MORTGAGE COMPANY, INC.
50 BRAINTREE HILL OFFICE PARK
NASHVILLE

Parcel #: 105-15-0 057.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **January, 2001.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221