Davidson County DEEDWARR
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Fees:11.00 Taxes:462.50
20010309-0022415

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WARRANTY DEED

This Indenture made this **1st** day of **March, 2001** between **Affordable Housing Resources, Inc., ,** GRANTOR, and **Lona L. Beckwith, 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 No. 3 on the Plan of Summitt Hills Subdivision of record in Plat Book 9700, page 702, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from Eller & Olsen Stone Company, Inc. of record in Book 10515, page 496, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 9700, page 702, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 1335, page 63, 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 408 Newton Court, Nashville, Tennessee 37209.

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 **1st** day of **March, 2001.**

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 1st day of March, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $125000

Affiant

Subscribed and sworn before me this 1st day of March, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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

Address of New Owner
Lona L. Beckwith
408 Newton Court
Nashville, Tennessee 37209

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

Map & Parcel Number:

Map 91-13 Parcel 370