Davidson County DEEDWARR
Recvd: 07/19/01 13:34 2pgs
Fees:13.00 Taxes:74.00
20010719-0076674

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WARRANTY DEED

This Indenture made this **13th** day of **July, 2001** between **Mary Smith; Delane Smith Dady and Leeza Clare Smith;Thomas Rotier Smith, Laverte Clay Smith, III;John W. Smith and Edward Adams Smith;Christopher Smith,** GRANTOR, and **Affordable Housing Resources, Inc.** , 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:

TRACT NO. 1: MAP 91-2 PARCEL 306--5410 CALIFORNIA AVENUE
Being the westerly 3 feet of Lot No. 1309, all of Lot No. 1311 and the and the easterly 19 feet of Lot No. 1313, of Block No. 49, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 1309 and 131 and all of Lot No. 1311 front together 47 feet on the northerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

TRACT NO. 2: MAP 91-2 PARCEL 305 --5406 CALIFORNIA AVENUE
Being Lot No. 1307 and easterly 22 feet of Lot No. 1309 of Block 49, Plan No. 2 of West Nashville, a plan of which is of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

Said Lot and part of lot adjoin and front together 47 feet on the north side of California Avenue and extend back northerly between parallel lines 150 feet to an alley 25 feet wide.

DERIVATION CLAUSE FOR TRACT NO. 1:
Being the same property conveyed to Laverte C. Smith (Jr.) and wife, Clare A. Smith by deed of record in Book 4281, page 586, Register's Office for Davidson County, Tennessee. Said Laverte C. Smith and wife, Clare A. Smith having since conveyed to Mary Rotier Smith and Delane Dady a 1/3 undivided interest each by deed of record in Book 4357, page 638, Register's Office for Davidson County, Tennessee. Said Laverte C. Smith, Jr. having since died on February 9, 1973 and by property settlement agreement his share was left to Leeza Clare Smith, Laverte Clay Smith, III, Christopher Reeves Smith, Thomas Rotier smith, John Wayne Smith and Edward Adams Smith, as tenants in common by quitclaim Deed of record in Book 4769, page 685, Register's Office for Davidson County, Tennessee.

DERIVATION CLAUSE FOR TRACT NO. 2:
Being the same property conveyed to Laverte C. Smith by deed of record in Book 2044, page 555, Register's Office for Davidson County, Tennessee. Said Laverte C. Smith having since died and by his will title is vested in Mary Thomas Smith, Delane Smith Dady, and Laverte C. Smith, Jr. Said Laverte C. Smith, Jr. having since died on February 9, 1973 and by property settlement agreement his share was left to Leeza Clare Smith, Laverte Clay Smith, III, Christopher Reeves Smith, Thomas Rotier Smith, John Wayne Smith, and Edward Adams Smith, as tenants in common by quitclaim deed of record in Book 4769, page 685, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 57, page 172, 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.

Unimproved property known as 5406 and 5410 California Avenue, Nashville, Tennessee.

Mary Thomas Smith and Mary Rotier Smith being one and the same person.
DELANE DADY AND DELANE DADY-BREWER BEING ONE AND THE SAME PERSON.
LAVERTE CLAY SMITH, III AND LAVERTE C. SMITH BEING ONE AND THE SAME PERSON.

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 **13th** day of **July, 2001.**

Mary Rotier Smith

Delane Dady

Leeza Clare Smith

Laverte Clay Smith, III

Christopher Reeves Smith

Thomas Rotier Smith

John Wynne Smith

Edward Adams Smith

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Rotier Smith; Delane Dady; Leeza Clare Smith; Laverte Clay Smith, III; Christopher Reeves Smith; Thomas Rotier Smith; John Wynne Smith; and Edward Adams Smith, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 13th day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $20000

Affiant

Subscribed and sworn before me this 13th day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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

Address of New Owner
Affordable Housing Resources, Inc.
1011 Cherry Avenue
Nashville, TN 37203

Send Tax Bills to:

New Owner

Map & Parcel Number:
Map 91-2 Parcels 305 and 306