Davidson County DEEDWARR
Recvd: 07/19/01 13:55 2pgs
Fees:13.00 Taxes:37.00
20010719-0076717

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WARRANTY DEED

This Indenture made this **17th** day of **July, 2001** between **Buddy Ray Dukes, Trustee, .** 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:

A tract of land in Metropolitan Nashville and Davidson County, Tennessee, being Lot No. 17 on the Plan of Eastwood Addition Block "E" as of record in Book 332, page 63, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an "X" on the sidewalk at the intersection of the westerly right of way line of Bailey Street and the northerly right of way line of West Eastland Avenue, thence,

1) With the north right of way line of West Eastland Avenue, S. 88 deg. 14' OO" W. 50.00 feet to an iron pin, common corner of Lots 17 and 18; thence,

2) With the common line between Lots 17 and 18, N. 2 deg. 00' 41" W. 150 feet to an iron pin on the south right of way line of Alley #1002; thence,

3) With said right of way N. 88 deg. 14' 00" E. 50 feet to an "X" on sidewalk in the westerly right of way of Dailey Street; thence,

4) With the westerly right of way of Bailey Street, S. 2 deg. 00' 41" E. 150.00 feet to the point of beginning and containing 7500 square feet or 0.172 of an acre.

Being the same property conveyed to Sam H. Poteet, Jr. Trustee by Warranty Deed from WLS Properties, LLC of record in Book 10781, page 222, Register's Office for Davidson County, Tennessee.

Said Buddy Ray Dukes having since been appointed as Trustee by Subsitituion of Trustee recorded in Instrument Number 20000919-00932289, Register's Office for Davidson County, Tennessee.

Subject to all matters of record Book 332, 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.

Property known as 1031 West Eastland Avenue, Nashville, Tennessee 37206.

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 **17th** day of **July, 2001.**

Buddy Ray Dukes

Buddy Ray Dukes, Trustee

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 Buddy Ray Dukes, Trustee, 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 17th 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 $10000

Affiant

Subscribed and sworn before me this 17th 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, Tennessee 37203

Send Tax Bills to: New Owner

Map & Parcel Number:

Map 83-5 97