Davidson County DEEDWARR
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Fees:13.00 Taxes:355.20
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WARRANTY DEED

This Indenture made this **26th** day of **July, 2001** between **Affordable Housing Resources, Inc., ,** GRANTOR, and **W. Leonard Duncan, Jr. and wife, Zealand Boyd-Duncan ,** 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. 37 on the plan of River Meadows, Section 2, of record in Plat Book 11700, page 21, 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 the Metropolitan Development and Housing Agency of record in Instrument Number 200003030021507, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 11700, page 21, 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 2709 Hydes Ferry Road, Nashville, Tennessee 37218.

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 **26th** day of **July, 2001.**

Affordable Housing Resources, Inc.

Dan Eaton Controller

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 Controller of the Affordable Housing Resources, Inc., and that he/she as such Controller executed the foregoing instrument for the purpose therein contained by signing the name of Affordable Housing Resources, Inc. by him/her self as Controller. Witness my hand and official seal this 26th 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 $96000

Affiant

Subscribed and sworn before me this 26th day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ALBORN L. HAGER III NOTARY PUBLIC AT LARGE COUNTY, TENN. My Commission Expires March 29, 2003

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

Address of New Owner
W. Leonard Duncan, Jr.
2709 Hydes Ferry Road
Nashville, Tennessee 37218

Send Tax Bills to:
Affordable Housing Resources, Inc.
1011 Cherry Avenue
Nashville, Tennessee 37203

Map & Parcel Number:
MAP 80-12
Parcel 125