(13)

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/27/01 11:12 5pgs
Fees:28.00 Taxes:1128.50
20011127-0129092

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Affordable Housing Resources, Inc. 1011 Cherry Ave. Nashville, TN 37203	same	050-16-0-002.00 and a portion of 050-00-0-054.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **AshCar Development, a Tennessee Partnership**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Affordable Housing Resources, Inc.**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract One:

Being a tract marked reserved on the Plan of Sky View Subdivision, as of record in Book 2331, pages 54 and 55, Register's Office for said County, and described as follows:

Beginning at a point at an iron pin in the easterly margin of Hunley Drive, said point being opposite a turn into a 25-foot roadway shown on said plan; thence along the margin of Hunley Drive, if extended, northerly 37 ½ feet to a concrete monument in the east terminus of Vailview Drive; as shown on said plan, being the southwest corner of the Lucas property 89 deg. 15'; East 890 feet to a concrete monument; thence South 1 deg. 48' East 220 feet to a corner along the line of Lots 63, 62, 61, 59 and 58, as follows: westerly 450 feet to appoint; thence southwesterly 181 feet to a point; thence northwesterly 72.8 feet to a point; northerly 223 feet to a point; westerly 220 feet to the beginning of a curve, above referred to; thence around said curve, southwesterly 38.2 feet to the beginning.

Being the same property conveyed to AshCar Development, a Tennessee Partnership, by deed from Helen Ruth Johnson and Rebecca Jean Bethea of record in Instrument No. 20011127 0129090, Register's Office for Davidson County, TN.

Tract Two:

Legal Description attached hereto as Exhibit A

Being the same property conveyed to AshCar Development, a Tennessee Partnership, by deed from Michael W. O'Neill and Patrick P. Walters of record in Instrument No. 20011127 0129091, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2001 property taxes are being prorated and paid at closing. (Tract 1 & 2)
2. Easement for water line of record in Book 6167, page 257, said Register's Office. (Tract 1)

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3. Right-of-way of a controlled access highway per consent judgment and final decree in Book 10558, page 218, said Register's Office. (Tract 1)
4. 50 foot ingress/egress easement which shall benefit the above property and Parcel 90 as shown on survey of The Cummings Group, Inc. dated November 13, 2001. (Tract 1)
5. Any and all visible easements on and across subject property. (Tracts 1 & 2)
6. Subject to any and all building and zoning regulation of City, County and State. (Tracts 1 & 2)
7. Easement for sewers/drainage in Book 6190, page 646, said Register's Office. (Tract 2)
8. Easement to Metro Government in Book 6190, page 648, said Register's Office. (Tract 2)
9. All matters appearing on the Plan of record in Book 2331, page 54, said Register's Office. (Tract 2)

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, its successors and assigns, forever;

AND ASHCAR DEVELOPMENT COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND ASHCAR DEVELOPMENT FURTHER covenants and binds itself, it successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This unimproved property is known as: 389 Oakview Drive (Tract 1) and Hunley Drive (Tract 2), Nashville, TN.

WITNESS MY HAND this 16th day of November, 2001, in Franklin, Tennessee.

ASHCAR DEVELOPMENT,
A Tennessee Partnership

BY: Eric Crafton
Eric Crafton, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of the state and county aforesaid, personally appeared Eric Crafton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be a partners of AshCar Development, the within named bargainor, a partnership, and that he as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand, at Franklin, Tennessee, this 16th day of November, 2001.

NOTARY PUBLIC

My Commission Expires: 7-19-03

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $305,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 16th day of November, 2001.

NOTARY PUBLIC

My Commission Expires: 7-19-03

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EXHIBIT A - LEGAL DESCRIPTION

Boundary Description
4th Councilmanic District – Davidson County, Tennessee
A Portion of Property Map 50 Parcel 54
Source of Title: Michael W. O'Neill and Patrick P. Walters, Owners
Book 11684 Page 656 R.O. D. C. T.
Containing 10.403 Acres

BEGINNING at a concrete monument in the terminus of Vailview Drive, being the northwest corner of the William E. Brinkley property, of record in Book 4369 page 149 in the Register's Office of Davidson County, Tennessee; Thence, with the boundary line of Sky View Subdivision, of record in Book 2331 pages 54 and 55 in said Register's Office, as follows: North 2 degrees 41 minutes 11 seconds West 379.74 feet to a concrete monument, North 87 degrees 51 minutes 27 seconds West 430.71 feet to a concrete right-of-way monument in the southerly right-of-way of Briley Parkway (State Route 155); Thence, with said right-of-way, as follows: North 80 degrees 27 minutes 18 seconds East 292.24 feet to a concrete right-of-way monument, North 83 degrees 12 minutes 05 seconds East 291.51 feet to a concrete right-of-way monument, South 87 degrees 41 minutes 41 seconds East 340.94 feet to a concrete right-of-way monument, South 84 degrees 21 minutes 31 seconds East 451.15 feet to an iron rod; Thence, severing the property of Michael W. O'Neill and Patrick P. Walters (Davidson County Property Map 50 parcel 54), of record in Book 11684 page 656 in said Register's Office, South 1 degree 25 minutes 46 seconds East 84.92 feet; Thence continuing to sever said O'Neill and Walters property with the boundary line of Davidson County Property Map 50 Parcel 90 as follows: South 1 degree 25 minutes 46 seconds East 291.65 feet to an iron rod, North 88 degrees 34 minutes 14 seconds East 644.37 feet to a concrete right-of-way monument in the westerly right-of-way of Dickerson Pike (State Route 11, U.S. Highway 31-W/41), said monument being 80 feet from the centerline at Station 125+45 of said Dickerson Pike as depicted on Tennessee Department of Transportation 1994 Right-of-Way Project No. 19074-2236-04 Sheet 15A; Thence, with said right-of-way, South 8 degrees 38 minutes 35 seconds West 25.39 feet to an iron rod; Thence, with the terminus of Oakview Drive, South 88 degrees 34 minutes 14 seconds West 53.27 feet to a concrete right-of-way monument; Thence, with the northerly boundary line of the Mildred Laverne Hamblin and William Wayne Hamblin property, of record in Book 8165 page 139 in said Register's Office, South 88 degrees 34 minutes 14 seconds West 614.28 feet to a concrete monument; Thence, with the northerly boundary line of said William E. Binkley property, South 88 degrees 50 minutes 38 seconds West 901.68 feet to the Beginning containing 10.403 acres.

The above described tract is benefited by a 25 foot wide permanent and perpetual easement for the purpose of ingress and egress across a portion of the Michael W. O'Neill and Patrick P. Walters property, of record in Book 11684 page 656 in the Register's Office of Davidson County, Tennessee, being a portion of Davidson County Property Map 50 Parcel 90, and being more particularly described as follows:

Beginning at a concrete right-of-way monument in the westerly right-of-way of Dickerson Pike (State Route 11, U.S. Highway 31-W/41), said monument being 80 feet

from the centerline at Station 125+45 of said Dickerson Pike as depicted on Tennessee Department of Transportation 1994 Right-of-Way Project No. 19074-2236-04 Sheet 15A; Thence, with the boundary line of the above described tract, being the southerly boundary line of the portion of the Michael W. O'Neill and Patrick P. Walters property, of record in Book 11684 page 656 in the Register's Office of Davidson County, Tennessee, depicted as Davidson County Property Map 50 Parcel 90, South 88 degrees 34 minutes 14 seconds West 644.37 feet to an iron rod; Thence, with the westerly boundary line of said Parcel 90, North 1 degree 25 minutes 46 seconds East 25.00 feet; Thence, severing said Parcel 90, North 88 degrees 34 minutes 14 seconds East 648.81 feet to said westerly right-of-way of Dickerson Pike; Thence, with said right-of-way, South 8 degrees 38 minutes 35 seconds West 25.39 feet to the Beginning.

The above described tract is subject to a 25 foot wide permanent and perpetual easement for the purpose of ingress and egress over a portion of said tract benefiting the portion of the Michael W. O'Neill and Patrick P. Walters property, of record in Book 11684 page 656 in the Register's Office of Davidson County, Tennessee, depicted as Davidson County Property Map 50 Parcel 90, and being more particularly described as follows:

Beginning at a concrete right-of-way monument in the westerly right-of-way of Dickerson Pike (State Route 11, U.S. Highway 31-W/41), said monument being 80 feet from the centerline at Station 125+45 of said Dickerson Pike as depicted on Tennessee Department of Transportation 1994 Right-of-Way Project No. 19074-2236-04 Sheet 15A; Thence, Thence, with said right-of-way, South 8 degrees 38 minutes 35 seconds West 25.39 feet to an iron rod; Thence, with the terminus of Oakview Drive, South 88 degrees 34 minutes 14 seconds West 53.27 feet to a concrete right-of-way monument; Thence, with the southerly boundary line of the above described tract, being the northerly boundary line of the Mildred Laverne Hamblin and William Wayne Hamblin property, of record in Book 8165 page 139 in said Register's Office, South 88 degrees 34 minutes 14 seconds West 586.66 feet to a concrete monument; Thence, severing the above described tract, North 1 degree 25 minutes 46 seconds West 25.00 feet to an iron rod; Thence, with the boundary line of the above described tract, being the southerly boundary line of the portion of the Michael W. O'Neill and Patrick P. Walters property, of record in Book 11684 page 656 in the Register's Office of Davidson County, Tennessee, depicted as Davidson County Property Map 50 Parcel 90, North 88 degrees 34 minutes 14 seconds East 644.37 feet to the BEGINNING.

The above described tract is subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 6161 page 257 in the Register's Office of Davidson County, Tennessee.

This description is based on a field survey completed on July 28, 1999 and revised on September 10, 1999 and November 13, 2001 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513.