Davidson County DEEDWARR
Recvd: 12/11/01 13:24 2pgs
Fees:13.00 Taxes:351.50
20011211-0136637

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WARRANTY DEED

This Indenture made this **7th** day of **December, 2001** between **Affordable Housing Resources, Inc., ,** GRANTOR, and **Vicky Ann Woodard Jackson, 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:

Land in Davidson County, Tennessee, being Lot No. 4 River Meadows Subdivision, Section One of record in Plat Book 9700, page 105, 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 200003030021506, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 9700, page 105, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 3675, page 318; Book 4462, page 81; and Book 4488, page 656, 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 2848 Hydes Ferry Rd, 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 **7th** day of **December, 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 7th day of December, 2001.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

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 $95000

Affiant

Subscribed and sworn before me this 7th day of December, 2001.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

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
Vicky Ann Woodard Jackson
2848 Hydes Ferry Rd
Nashville, Tennessee 37218

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

Map & Parcel Number:

Map 080 Group 08-0 Parcel 425