Davidson County DEEDWARR
Recvd: 01/29/02 10:17 2pgs
Fees:13.00 Taxes:499.50
20020129-0012072

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WARRANTY DEED

This Indenture made this **25th** day of **January, 2002** between **Affordable Housing Resources, Inc.,** , GRANTOR, and **Leander J. Copeland II, an unmarried man** , 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. 213 in Williams'Second Addition to Edgefield, now East Nashville, as of record in Book 21, page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 213 fronts 50 feet on the southerly side of Shelby Avenue, and runs back between parallel lines 175 feet more or less, to an alley and is between 7th and 8th streets.
Being the same property covneyed to Affordable Housing Resources, Inc. by Warranty Deed from Nashville Homestead Corporation of record in Instrument Number 20000929-0096549, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 21, page 60, 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 716 Shelby 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 **25th** day of **January, 2002.**

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 25th day of January, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 29, 2003

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $135000

Affiant

Subscribed and sworn before me this 25th day of January, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON 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
Leander J. Copeland II
716 Shelby Avenue
Nashville, Tennessee 37206

Send Tax Bills to:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

Map & Parcel Number:

Map 093 Group 04-0 Parcel 32