Davidson County DEEDWARR
Recvd: 02/05/02 09:25 2pgs
Fees:13.00 Taxes:395.90

20020205-0015547

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

[illegible] CONSIDERSATION OR VALUE, WHICHEVER IS [illegible] THIS TRANSFER IS $107,000.00

Beth Thomas
Affiant

Subscribed and sworn to before me, this 30th DAY OF January, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

N-NHF-02-1031

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow

~~MARY FRANCES RUDY, ATTORNEY AT LAW~~
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline F. Thornton	Affordable Housing Resources,	
1031 W. EASTLAND (ADDRESS)	1011 Cherry Avenue (NAME) (ADDRESS)	83-5-97
NASHVILLE, Tennessee (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we AHR DEVELOPMENT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JACQUELINE F. THORNTON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract of land in Metropolitan Nashville and Davidson County, TN, being Lot No. 17 on the Plan of Eastwood Addition Block "E" as of record in Book 332, page 62, Register's Office for Davidson County, TN 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 Eastleand Aveneu, S., 88 deg. 14' 00" 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 Affordable Housing Resources, Inc. by deed dated 7/17/2001 and recorded 7/19/2001 in Instrument #200107190076717, Register's Office for Davidson County, TN.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1031 W. EASTLAND, NASHVILLE, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my/our hand(s) this 30th day of January, 2002.

AHR Development
aka Affordable Housing Resources, Inc.

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named AHR Development, 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/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 30th day of January, 2002.

My Commission Expires: 5/30/04

Notary Public

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, Laura Shoun, a Notary Public within and for said County and State aforesaid, personally appeared Dan Eaton and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Controller and _____ respectively of the AHR Development the within named bargainor, and corporation, and that he as such Controller and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Dan Eaton as such Controller.

Witness my hand and official seal at office at _____ on this the 30th day of January, 2002.

My Commission Expires 5/30/04

Notary Public

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138