WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/02 11:31 2pgs
Fees:13.00 Taxes:329.30

20020314-0032315

N-AHR-02-1029

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Beth Thomas
Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/3 0/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Faye Perry	Affordable Housing Resources	
1029 42nd Avenue North (ADDRESS)	(NAME) 1011 Cherry Avenue (ADDRESS)	91-08-97
Nashville, Tennessee 37209 (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 AFFORDABLE HOUSING RESOURCES DEVELOPMENT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DONNA FAYE PERRY, 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:

Land in Davidson County, Tennessee, being Lot no. 69 on the Map of L.H. Davis Subdivision of Lot No. 41 of Clifton Plan of Lots of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.
Said Lot no. 69 fronts 50 feet on the westerly side of 42nd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Affordable HOusing Resources, Inc. by deed dated 9/12/2001 and field 9/21/2001 in Instrument #200109210102393, 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 1029 42nd Avenue North, Nashville, Tennessee 37209
(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 28th day of February, 2002.

Affordable Housing ~~Resources~~ Development

BY: _____
~~President~~ Controller

ATTEST: _____
Secretary/Treasurer

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, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Controller of the Affordable Housing Resources Dept the within named bargainor, and corporation, and that _____ as such Controller 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.

Witness my hand and official seal at Nashville, TN on this the 25 day of Feb, 2002.

Laura Shoun
NOTARY PUBLIC

My Commission Expires: 5/30/07

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