WARRANTY DEED

R-AHR-02-2804

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

John D Jones
Affiant

Subscribed and sworn to before me this 24th DAY OF May, 2002.

Notary Public

MY COMMISSION EXPIRES: 11/27/04 (AFFIX SEAL)

CHARLES M. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Jones	Affordable Housing Resources	
2804 Hydes Ferry Road (ADDRESS)	1011 Cherry Ave. (ADDRESS)	80-08-436
Nashville, Tennessee 37218 (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, INC., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN D. JONES AND WIFE THANTRAIL L. JONES, 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. 14 on the Plan of River Meadows, Section 2, of record in Book 11700, Page 21, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from Metropolitan Development and Housing Agency dated March 1, 2000 and filed for record on March 3, 2000 in Instrument No. 200003030021507, Register's Office for Davidson County, Tennessee.

AHR Development, Inc. is one and the same as Affordable Housing Resources, Inc.

This conveyance is subject to restrictions of record in Plat Book 11700, Page 21, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 05/29/02 11:40 2pgs
Fees:13.00 Taxes:416.25

20020529-0064997

unimproved ( )
This is improved (X) property, known as 2804 Hydes Ferry Road, Nashville, Tennessee 37218
(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 24th day of May, 2002.

AHR Development, Inc.

BY: _____

ATTEST:

_____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Charles Smith, a Notary Public within and for said County and State aforesaid, personally appeared Dan Eaton ~~John Jones & Mary Jones~~, with whom I am personally acquainted and who upon his ~~that~~ oath(s) acknowledged himself to be the Controller of the AHR Development Inc, the within named bargainor, and corporation, and that he 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 24 day of May, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/04

CHARLES SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903