WARRANTY DEED

R-AHR-02-2816

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

X _____
Affiant

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

_____
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
CHARLES SMITH
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
Joseph Gilbert	Affordable Housing Resources,	
2816 Hydes Ferry Road	(NAME) 1011 Cherry Avenue	80-08-439
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee ~~37200~~ 37218	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(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 JOSEPH GILBERT, MARRIED, 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. 17 of the plan of River Meadows Section 2 of record in Book 11700, Page 21 Register's Office of said County.

Being part of the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed dated March 01, 2000, filed for record on March 03, 2000 in Instrument Number 200003030021507, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to all restrictions of record in Book 11700, Page 21, Register's Office for said county.

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

unimproved ( )
This is improved (X) property, known as 2816 Hydes Ferry Road, Nashville, Tennessee ~~37200~~ 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:

_____

Davidson County DEEDWARR
Recvd: 05/30/02 13:03 2pgs
Fees:13.00 Taxes:425.50

20020530-0065644

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 Joseph Gilbert & Dan Eaton, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Controller of the AHR Development DOC, 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