Davidson County DEEDWARR
Recvd: 06/04/02 09:42 2pgs
Fees:13.00 Taxes:366.30

20020604-0067217

WARRANTY DEED

R-AHR-02-0436

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

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
Jana L. Williams	Affordable Housing Resources	
436 K-C Court (ADDRESS)	1011 Cherry Ave. (ADDRESS)	52-05-279
Madison, Tennessee 37115 (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 JANA L. WILLIAMS UNMARRIED, 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. 6 on the Final Plat of Subdivision of Lots 4-8, on the Plat of Section 2, of the Resubdivision of the Reserve Parcel, Montague Subdivision, of record in Plat Book 9700, Page 372, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Affordable Housing Resources, Inc. by deed dated March 16, 2001 and filed for record on March 22, 2001 in Instrument No. 20010322-0027937, 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 restrictions of record in Plat Book 9700, Page 372 and Plat Book 7900, Page 321, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements of record in Book 6081, Page 351; Book 3345, Page 218; and Book 8680, Page 701, Register's Office for Davidson County, Tennessee.

This conveyance is subject to right of way agreement of record in Book 8654, Page 833, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Deed of Conveyance of record in Book 8855, Page 509, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 436 K-C Court, Madison, Tennessee 37115
(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 May, 2002.

AHR Development, Inc.

BY: [signature]

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 oath(s) acknowledged himself to be the Controller of the AHR, 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 30 day of MAY, 2002.

NOTARY PUBLIC

My Commission Expires: 5/30/07

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903