# WARRANTY DEED

R-AHR-02-0310

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

Beth Thomas
Affiant

Subscribed and sworn to before me this 26th DAY OF June, 2002.

Notary Public

MY COMMISSION EXPIRES: 9/28/02
(AFFIX SEAL)

JOHN GLEAVES 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 |
|---|---|---|
| Scott Wilson | Affordable Housing Resources (NAME) | |
| 310 33rd Avenue North (ADDRESS) | 1011 Cherry Ave. (ADDRESS) | 92-13-411 |
| 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 AHR DEVELOPMENT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SCOTT WILSON 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:

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

Land in Davidson County, Tennessee, being Lot No. 64 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee.

Said lot No. 64 fronts 50 feet on the easterly side of 33rd Avenue North, formerly Baron Street, and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Affordable Housing Resources Inc. by Warranty Deed from ARH Development Inc. of record in Instrument Number 20010307-0021591Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved ( X ) property, known as 310 33rd 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 26th day of June, 2002.

AHR Development
aka Affordable Housing Resources, Inc

Davidson County DEEDWARR
Recvd: 06/28/02 13:17 2pgs
Fees:13.00 Taxes:425.50

20020628-0078338

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 26th day of June, 2002.

My Commission Expires: _____

Notary Public

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STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, ~~Ed~~ John Gleaves, 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 Nashville, TN on this the 26th day of June, 2002.

My Commission Expires 9/28/02

_____

Notary Public

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**RETURN TO:**
**RUDY TITLE AND ESCROW, LLC.**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903