WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/02 14:29 2pgs
Fees:13.00 Taxes:438.45

20020628-0078398

R-AHR-02-2808

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Subscribed and sworn to before me, this 25th DAY OF June, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/3/04

(AFFIX SEAL)

LAURA SHORT 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
Celia T. Graham	Affordable Housing Resources	
2808 Hydes Ferry Rd. (ADDRESS)	1011 Cherry Ave. (ADDRESS)	80-8-437
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, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CELIA T. GRAHAM 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 15 of the plan of River Meadows Section 2 of record in book 11700, Page 21 Register's Office for Davidson County Tennessee.

Being part of the same property conveyed to Affordable Housing Resources, Inc. by deed from the Metropolitan Development and Housing Agency recorded as Instrument number 200003030021507, Register's Office for Davidson County, Tennessee.

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

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

unimproved ( )
This is improved (X) property, known as 2808 Hydes Ferry Rd., 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 25th day of June, 2002.

AHR Development

aka Affordable Housing Resources, Inc.

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 25th day of June, 2002.

My Commission Expires: 5/3/07

Notary Public

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Comptroller and _____ respectively of the AHR Development the within named bargainor, and corporation, and that he as such Comptroller 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 Comptroller.

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

My Commission Expires 5/3/07

Notary Public

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903