WARRANTY DEED

R-AHR-02-0429

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Affiant

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

LAURA SHOWN NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

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
Himanshu B. Desai	Affordable Housing Resources	
429 Newton Court (ADDRESS)	1011 Cherry Ave. (NAME) (ADDRESS)	91-13-378
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 HIMANSHU B. DESAI AND WIFE RUPAL H. DESAI, 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 number 11, as shown on the Final Plat of Summit Hills Subdivision of record in Book 9700, Page 702, Register's Office for Davidson County Tennessee.

Being part of the same property conveyed to Affordable Housing Resources, Inc. a Tennessee not for Profit Corporation, by Quitclaim Deed from Eller and Olsen Stone Company Inc. of record in Book 10515, Page 496, Register's Office for Davidson County, Tennessee.

AHR Development is one in the same as Affordable Housing Resources, 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 429 Newton Court, 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 ~~[illegible]~~ Affordabe Housing Resources, Inc.

Davidson County DEEDWARR
Recvd: 06/28/02 14:39 2pgs
Fees:13.00 Taxes:465.83

20020628-0078417

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

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, 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

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903