WARRANTY DEED

R-AHR-02-1016

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $98,000.00

Delia M. Cotton
Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2002.

Notary Public

MY COMMISSION EXPIRES: 9/28/05
(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
Delia M. Cotton	Affordable Housing Resources, (NAME)	
1016 10th Ave. (ADDRESS)	1011 Cherry Avenue (ADDRESS)	81,16-6,73
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 DELIA M. COTTON, 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. 10 in Haslam's Addition, a plan of which is of record in Minute book "I" page 246, Chancery Court for said County.
Being the same property conveyed to Affordable Housing Resources, Inc. by deed from The Metropolitan Development and Housing Agency dated 8/3/2000 and filed on 9/6/2000 in Instrument #20000906-0087990 .
Being the same property conveyed to Affordable Housing REsources by Quitclaim deed dated July 25, 2002 in Instrument #20020726-0089875, Register's Office for said County, TN.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1016 10th Ave., 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 31st day of July, 2002.

AHR Development

Davidson County DEEDWARR
Recvd: 08/08/02 09:08 2pgs
Fees:13.00 Taxes:362.60

20020808-0095434

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 31st day of July, 2002.

My Commission Expires: _____

Notary Public

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 Don 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 Don Eaton as such Controller.

Witness my hand and official seal at office at Nashville, TN on this the 31st day of July, 2002.

My Commission Expires 11/27/04

Notary Public

CHARLES SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903