Davidson County DEEDWARR
Recvd: 10/08/02 14:48 2pgs
Fees:13.00 Taxes:444.00
20021008-0122848

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Thaddeus Roper / Monica Roper
Affiant

Sworn to and subscribed before me on this the 30th day of September, 2002.

Mary V. Brooks
NOTARY PUBLIC
My Commission Expires: 06/14/05

MARY V. BROOKS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

MORTGAGEE:

First Franklin Corporation
3 Ada Street
Irvine, CA 92618

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Thaddeous Roper	Mortgagee	081-160-703.00
928 Warren Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **AFFORDABLE HOUSING RESOURCES, INC.**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **THADDEOUS D. ROPER and wife, MONICA ROPER**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 12 and Northerly one-half of Lot No. 11, Clement M. Holt's Plan of Lots in the City of Nashville, a plat of which is of record in Book 21, Page 33, Registers' Office for said County.

Said Lot No. 12 and the Northerly one-half of Lot No. 11 front together 69 feet on the Easterly side of Warren Street, formerly Holt Street, and extends back between parallel lines Easterly to an alley, the North line of said Lot No. 12 running 138 feet along the Southerly line of Jackson Street to said alley.

BEING the same property conveyed to AFFORDABLE HOUSING RESOURCES, INC. by Quitclaim Deed from METROPOLITAN DEVELOPMENT and HOUSING AGENCY dated March 1, 2000, by Instrument No. 200003030021508, said Register's Office.

This is improved property known as 928 Warren Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 the 30th day of September, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AFFORDABLE HOUSING RESOURCES INC.

BY: _____
Dan Eaton, Controller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, personally appeared DAN EATON with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself/herself to be Controller or other officer authorized to execute the instrument of AFFORDABLE HOUSING RESOURCES, INC., the within named bargainor, a corporation, and that Dan Eaton, as such Controller executed the foregoing instrument for the purposes contained, by signing the name of the corporation by himself/herself as Controller.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of September, 2002.

_____
NOTARY PUBLIC

My commission expires: 06/14/05

MARY V. BROOKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.