WARRANTY DEED

This Instrument Prepared By
Richard H. Dinkins, Esquire
Dodson, Parker, Dinkins & Behm, P.C.
306 Gay Street Suite 400
Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Middle Tennessee Affordable Housing Partnership	same	092-03-0
201 22nd Avenue, Suite B		201
Nashville, Tennessee 37203		

FOR AND IN CONSIDERATION of the sum of $38,000.00 (Thirty-Eight Thousand, and no/100 dollars) the receipt and sufficiency of which is hereby acknowledged, I, **Harry Drake, Jr., individually and as Executor of The Estate of Annie Drake** have this day bargained and sold, and do hereby transfer and convey unto the said **Middle Tennessee Affordable Housing Partnership**, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 240 on the Map of the Subdivision of Hefferman Place, as of record in Book 167, page 138, Register's Office for said County.

Said Lot No. 240 fronts 50 feet on the southerly side of Eden Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Annie Sue Drake by deed from Fred L. Johnson dated December 5, 1949 and filed for record in Book 1781, page 383, Register's Office for Davidson County, Tennessee The said Annie Sue Drake having since died, the property is vested in Harry Drake, Jr., by virtue of the Will of Annie S. Drake executed on May 30, 1992, admitted to the Probate Court for Davidson County, Tennessee and filed for record as Instrument No. 20021114-0141286 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $38,000.00.

Subscribed and sworn to before me this the 13th day of November 2002
My Commission Expires: 7/24/04
(Affix Seal)

Affiant

Notary Public

This is improved property, known as 2409 Eden Street, Nashville, Tennessee 37208.

TO HAVE AND HOLD said real estate, with the appurtance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unemcumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 13th day of November, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Davidson County DEEDWARR
Recvd: 11/14/02 13:21 2pgs
Fees:13.00 Taxes:140.60

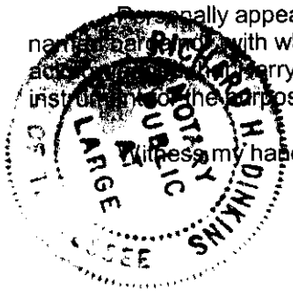
20021114-0141287

Harry Drake, Jr., individually and as Executor
Estate of Annie S. Drake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Richard H. Dinkins, a Notary Public in and for said County and State the within named bargainor, with whom I am personally acquanted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they Jerry Drake Jr., individually and as Executor of the Estate of Annie S. Drake executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of November, 2002.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/24/04