Davidson County DEEDWARR
Recvd: 01/10/03 10:30 2pgs
Fees:13.00 Taxes:414.40

20030110-0004575

WARRANTY DEED

R-AHR-02-0522

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF December, 2002.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(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
Franchelle M. Talley	Affordable Housing Resources (NAME)	
520 Harold Prewett Drive (ADDRESS)	1011 Cherry Avenue (ADDRESS)	70-1.00
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, INC., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FRANCHELLE M. TALLEY, 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. 13 on the Plan of West Hamilton Place, a Cluster Lot Subdivision of record in Instrument Number 20020807-0094807, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Affordable Housing Resources, Inc. from I.S.A. Inc., by Quitclaim Deed dated August 13, 2002 and filed for record on August 8, 2002 in Instrument# 20020813-0098029 Register's Office for Davidson County, Tennessee.

Being a portion of the same property coneveyed to I.S.A., Inc. by Deed dated December 15, 1998 and filed for record on December 17, 1998 in Book 11257, Page 430 Register's Office for Davidson County, Tennessee.

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

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

unimproved ( )
This is improved (X) property, known as 520 Harold Prewett Drive, 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 20th day of December, 2002.

AHR Development, Inc.

BY: Don Seaton
Controller

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, with whom I am personally acquainted and who upon his oath(s) acknowledged he is to be the controller of the AHR Development, Inc., the within named bargainor, and corporation, and that he as such Controller 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.

Witness my hand and official seal at

on this the 23rd day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903