40A

This Instrument Prepared By:
Gibson & Gregory
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Venice R. Sparkman

2409 Eden Street
Nashville, TN 37208

MORTGAGEE:
Americas Wholesale Lender
P. O. Box 10212
Van Nuys, CA 91410

Davidson County DEEDWARR
Recvd: 03/31/03 16:13 2pgs
Fees:13.00 Taxes:207.20

20030331-0042250

SEND TAX BILL:
Americas Wholesale Lender
7105 Corporate Drive,
PTX-A-195
Plano, TX 75024

MAP AND PARCEL:
Map 092-03-0
Parcel 201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Middle Tennessee Affordable Housing Partnership, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Venice R. Sparkman, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 240 on the Map of the Subdivision of Hefferman Place, as of record in Plat Book 161, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Middle Tennessee Affordable Housing Partnership, by deed of record as Instrument Number 200211140141287, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 2409 Eden Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 28th day of March, 2003.

Middle Tennessee Affordable Housing Partnership

By: _____
Dean A. Jacobs

Its: Managing Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Middle Tennessee Affordable Housing Partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 28 day of March, 2003.

_____
Notary Public

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/26/03

My Commission Expires July 26, 2003

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $56,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 28 day of March 2003.

_____
NOTARY PUBLIC

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/26/03

My Commission Expires July 26, 2003