Davidson County DEEDWARR
Recvd: 05/16/03 11:14 2pgs
Fees:13.00 Taxes:412.55
20030516-0067140

Prepared by:
Frontier Title & Escrow, Inc.
109C East Avenue
Goodlettsville, TN 37072

New Owners Address:
Judy A. Kelley
2988 Sunnyview Drive
Nashville, TN 37218
Send Tax Bills to Same Address
Map/Parcel 050-10-0-C 275.00CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of May, 2003 between

Affordable Housing Resources, Inc.
Party of the first part and

Judy A. Kelley
Party of the second part:

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party in fee simple, the following described real estate situated in Davidson County, State of Tennessee:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 10 Chesapeake Homes, Section Six, Phase 1 as shown of record in Instrument Number 20011026-0117230, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This being the same property conveyed to Affordable Housing Resources, Inc by Quitclaim Deed dated 4/11/2002 from Nashville Area Habitat for Humanity of record in Instrument Number 20020416-0047004 and by Warranty Deed dated 12/28/2000 from Affordable Housing Resources, Inc. of record in Instrument Number 20010108-002494 Register's Office Davidson County, Tennessee.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in free simple forever.

This said party of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Affordable Housing Resources, Inc.

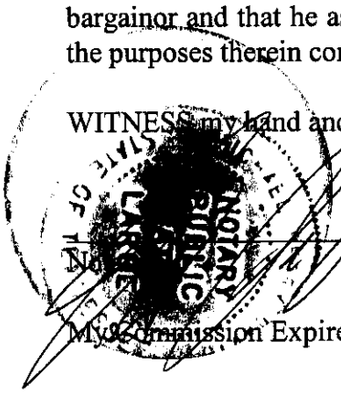
BY: _____

TITLE: Controller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Dan Eaton with whom I am personally acquainted and who upon his oath acknowledged himself to be the Controller of Affordable Housing Resources, Inc., a corporation, the within named bargainor and that he as such Controller being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Controller.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 14th of May, 2003.



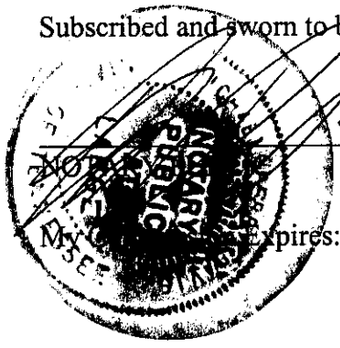
Notary Public

My Commission Expires: 9/30/06

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$111,500.00.** which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of May, 2003.



Notary Public

My Commission Expires: 9/30/06