Davidson County DEEDWARR
Recvd: 05/30/03 15:02 3pgs
Fees:18.00 Taxes:1295.00
20030530-0073287

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WARRANTY DEED

This Indenture made this **30th** day of **May, 2003** between **J.E. Stevenson, Trustee,** ,GRANTOR, and **Affordable Housing Resources, Inc.** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being a tract of land lying in the First Civil District, Twenty-ninth Councilmanic District, Davidson County, Tennessee. Said tract being P.U.D. Tract No. 1 Parcel 1 and P.U.D. Tract No. 2 Parcel 2 of Hickory Highlands, recorded in Deed Book 7976, Page 579, and being more particularly described as follows:

COMMENCING from a found iron rod on the Southerly margin of Moss Road. Said iron rod being the Northwest corner of Lot 38 on the plan of Hickory Highland Place. Phase 1, recorded in Plat Book 9700, Page 189; thence, S 85 degrees 15'52" E, 225.38 feet to a set iron rod on the Northerly margin of Moss Road, being the Southeast corner of the Leslie M. Bobb and DAvid A. Pratt property, recorded in Deed Book 11663, Page 377, and being the POINT OF BEGINNING for the herein described tract;

THENCE, leaving said margin, N 01 degrees 56'29" E, 470.66 feet to a found iron pipe at a 24" silver maple tree;

THENCE, N 06 degrees 40'38" E, 544.94 feet to a found iron pipe, the common Northeast corner of the Peggy Jeanne W. Lonas property, recorded in Deed Book 10202, Page 944, and the Southeast corner of the Salley M. Jones property, recorded in Deed Book 9836, Page 802;

THENCE, N 07 degrees 39'13" E, 342.54 feet to a found metal stake in the Southerly line of the Jimmy L. Massey and Brenda H. Massey property, recorded in Deed Book 10166, Page 203;

THENCE, S 82 degrees 47'21" E, 781.02 feet to a found iron rod in the West line of the Mignonette S. York, recorded in Deed Book 2641, Page 596;

THENCE, S 06 degrees 56'04" W, 751.41 feet to a found iron rod;

THENCE, S 83 degrees 47'28" E, 563.05 feet to an existing fence post on the Northerly margin of Moss Road;

THENCE, with said margin along a curve to the left, having a delta angle of 07 degrees 34'54", a radius of 736.20 feet, a tangent of 48.78 feet, an arc length of 97.42 feet, and a chord bearing and distance of S 53 degrees 45'45" W, 97.35 feet to a set iron rod;

THENCE, S 49 degrees 58'18" W, 520.21 feet to a set iron rod;

THENCE, along a curve to the right, having a delta angle of 57 degrees 35'10", a radius of 691.18 feet, a tangent of 379.87 feet, an arc length of 694.68 feet, and a chord bearing and distance of N 78 degrees 45'48" E, 665.81 feet to a set iron rod;

THENCE, N 72 degrees 26'39" W, 250.57 feet to the POINT OF BEGINNING, and containing 28.33 Acres or 1,233,881 Square Feet.

This conveyance is subject to taxes for the year 2003 which have been prorated and assumed by the Grantee(s) any and all matters appearing on the Plan of record in Plat Book 9700, Page 189;
Easement of Ingress and Egress of record in Book 8883, Page 678, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7031, Page 51, Book 7453, Page 445, Book 7453, Page 460, Book 7775, Page 381, said Register's Office.

Joint Access Easement Agreement of record in Book 7465, Page 739, Book 7466,

Page 746, Easement Modification Agreement of record in Book 7666, Page 151, said Register's Office.

Easement Agreement of record in Book 7666, Page 158, said Register's Office.

Drainage Easement of record in Book 7465, Page 756, said Register's Office.

Storm Water Detention Agreement of record in Book 6254, Page 487, Book 7632, Page 962, said Register's Office.

Fence Encroachment Easement of record in Book 7661, Page 222, said Register's Office.

Grant of Anchor Easement of record in Book 10319, Page 987, said Register's Office.

Gas Line Easement of record in Book 2203, Page 575, and Book 2875, Page 299, as assigned of record in Book 4457, Page 377, said Register's Office.

Easement of right-of-way of record in Book 2105, Page 428, Book 2740, Page 188, said Register's Office.

Joint Use Easement of record in Book 6196, Page 135, said Register's Office.

Easement of record in Book 1784, Page 300, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 8301, Page 745, said Register's Office.

Matters shown on the Plan of record in Book 6250, Page(s) 13, as corrected in Book 6254, Page 487, said Register's Office.

Easement in favor of American Telephone and Telegraph Company of Tennessee of record in Book 1207, Page 530, said Register's Office.

Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 7597, Page 679, said Register's Office.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs 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.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **30th** day of **May, 2003.**

J. E. Stevenson Trustee

J. E. Stevenson, Trustee

*Being the same property conveyed to J. E. Stevenson, Trustee, by deed of record as Instrument No. 200204050042083

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J.E. Stevenson, Trustee, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 30th day of May, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $350000

Affiant

Subscribed and sworn before me this 30th day of May, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Affordable Housing Resources, Inc.
1011 Cherry Avenue
Nashville, TN 37203

Send Tax Bills to:
(NEW OWNER)

Map & Parcel Number: