Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 3,750.00

Janet M. Hosale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2003

Phyllis Keenan
Notary Public

MY COMMISSION EXPIRES: 3-26-05
(AFFIX SEAL)

PHYLLIS KEENAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/09/03 12:12 2pgs
Fees:13.00 Taxes:13.88
20030709-0094669

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet M. Hosale (NAME)	Same (NAME)	MAP 81-16
618 Waco Drive (ADDRESS)	(NAME) (ADDRESS)	PARCEL 138.01
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Low Income Housing Partners #2, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet M. Hosale

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain tract or parcel of land described according to a survey made by James L. Murphy, Jr., Surveyor, dated June 12, 1961, as follows:

Beginning at a point in the easterly margin of Eleventh Avenue North, said point of beginning being 56.50 feet north from the intersection of Eleventh Avenue North and Cheatham Street, thence North 14 deg. 30' West 51.25 feet to a point; thence North 75 deg. 30' East 67.16 feet to a point in the westerly margin of an alley; thence with the margin of said alley North 21 deg. 44' East 51.65 feet to a point; thence South 75 deg. 30' West 73.66 feet to the point of beginning.

Being part of the same property conveyed to Low Income Housing Partners #2, LLC by deed from Ashworth-Boyson Development of record in Book 11204, page 292, and to Low Income Housing Partners, #2, LLC d/b/a Ashworth-Boyson Development by deed from Stan Roberts and Dick Walker, a partnership, of record in Book 10421, page 858, and re-recorded and corrected in Book 10801, page 624, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 21, page 23, and Book 547, page 3, said Register's Office.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1401 11th Avenue North, Nashville, TN 37208
(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 hand this 1st day of July, 2003

Low Income Housing Partners #2, LLC
By: E. J. Boyson, Chief Manager
E. J. Boyson, Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared E. J. Boyson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the Low Income Housing Partners #2 the within named bargainor, and corporation, and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said E. J. Boyson as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 1st day of July, 2003 .

My commission expires 3-26-05

PHYLLIS KEENAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Phyllis Keenan
Notary Public