WARRANTY DEED



STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$121,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isiah Franklin	**Mortgage Investors Group**	**150-13-0-A 003.00 CO**
(NAME)	(NAME)	
2009 Hamilton Glen Drive	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Knoxville, TN 37909**	
(CITY) (STATE) (ZIP)	(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, **Affordable Housing Resources, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Isiah Franklin and wife Deborah J Franklin**, 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:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Hamilton Glen, of record in Instrument No. 20020110-0004038, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to **Affordable Housing Resources, Inc.** by deed of record in, Instrument 20030725-0104297, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **2009 Hamilton Glen Drive, Antioch, TN 37013**
(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.

Davidson County DEEDWARR
Recvd: 11/24/03 13:53 2 pgs
Fees:13.00 Taxes:447.70

20031124-0170600

Witness our hands this 20th day of November, 2003.

Affordable Housing Resources, Inc.

By: _____

,

Attest: _____

,

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dan Eaton, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Controller of Affordable Housing Resources, Inc., and that he/she as such Controller executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2003.

Commission Expires: 1-25-2006

Angela M. Lake
Notary Public

