WARRANTY DEED

R-AHR-03-1106

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF November, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBIN LEE OBRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennifer A. Anderson	Affordable Housing Resources	
1106 Fatherland Street	(NAME) 1011 Cherry Ave.	83-13-98.00
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AFFORDABLE HOUSING RESOURCES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER A. ANDERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 143 feet of Lot No. 92 on the Plan of East Edgefield, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said part of Lot 92 fronts 50 feet on the southerly side of Fatherland Street and extends back between parallel lines 143 feet to a dead line.

Being the same property conveyed to Affordable Housing Resources Development Inc. by Warranty Deed from Robert H. Braswell dated 9-7-01 and filed for record on 10-3-01 in Instrument Number 200110030107166, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1106 Fatherland Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 19th day of November, 2003.

Affordable Housing Resources
BY: _____
~~President~~

~~ATTEST:~~

N/A
Secretary/Treasurer

Davidson County DEEDWARR
Recvd: 12/15/03 13:39 2pgs
Fees:13.00 Taxes:554.63

20031215-0179033

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me Robyn Dubray, a Notary Public within and for said County and State aforesaid, personally appeared Ken Eaton with whom I am personally acquainted and who upon his oath(s) acknowledged him to be the Controller of the affordable Housing the within named bargainor, and corporation, and that he as such Ken Eaton Controller being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ken Eaton.

Witness my hand and official seal at Nashville TN on this the 19 day of December, 2003.

Robyn Dubray
NOTARY PUBLIC

My Commission Expires: 1-31-04

ROBYN LEE DUBRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 31, 2004

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903