Return to:
EQUITY SEARCH, INC.
2200 21st Avenue South
Suite 409
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 12/16/03 08:13 2pgs
Fees:13.00 Taxes:430.68
20031216-0179292

[Spa

WARRANTY DEED

This Indenture made this **12th** day of **December, 2003** between **Affordable Housing Resources, Inc., ,**GRANTOR, and **Darnell Franklin and Pamela Wilson ,** 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 **TN,** to wit:

Being Lot No. 11 of West Hamilton Place of record in Plat Instrument No. 20020807-0094807, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from I.S.A., Inc. of record in Instrument No. 20020813-0098029, and filed for record on August 13, 2002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the year 2003 which have been prorated and assumed by the Grantee(s) any and all matters on the Plan of record in Plat Instrument No. 20020807-0094807; Declaration of CCR's of record in Instrument No. 20020619-0074235; Sanitary Sewers and/or Storm Drainage of record in Book 5093, Page 388; Storm Water Detention Easement of record in Instrument No. 20011213-0137889; Drainage Easement of record in Book 4517, Pages 374 and 377; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

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 **12th** day of **December, 2003.**

Affordable Housing Resources, Inc.

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dan Eaton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the Controller of Affordable Housing Resources, Inc., and that he/she as such executed the foregoing instrument for the purpose therein contained by signing the name of Affordable Housing Resources, Inc. by him/her self as . Witness my hand and official seal this 12th day of December, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/31/07

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 $116400

Affiant

Subscribed and sworn before me this 12th day of December, 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.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Send Tax Bills to:
Washington Mutual Bank, FA
P.O. BOX 25064
SANTA ANA, CA. 92799-5064

Address of New Owner
Darnell Franklin
541 Harold Prewett Drive
Nashville, TN 37218

Map & Parcel Number:

70-1/A/11