WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph (615) 883-5550 Fax (615) 883-7543

Davidson County DEEDWARR
Recvd: 12/23/03 11:52 2pgs
Fees:13.00 Taxes:333.00

20031223-0182446

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$90,000.00**

Nedra Jones
Affiant

NOTARY PUBLIC AT LARGE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12/18/03

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nedra Jones	SAME	59-9/159.00
(NAME)	(NAME)	
4063 Fairmeade Dr.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	SAME	
(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, **Middle Tennessee Affordable Housing, a Tennessee General Partnership,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nedra Jones, an unmarried woman,** 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:

EXHIBIT A

Land in Davidson County, Tennessee, Lot No. 259 on the Plan of Haynes Estates, Section 6, of record in Book 4300, Page 87, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.
Subject to matters shown on the Plan of record in Book 4300, Page 87, said Register's Office.
Subject to Restrictive Covenants contained in Instrument of record in Book 4487, Page 524, said Register's Office.
Subject to any and all other existing easements, restrictions, and building setback line of record.

Being the same property conveyed to Middle Tennessee Affordable Housing, a Tennessee General Partnership by Deed from Ralph Victor Moore, unmarried dated, 11/21/02 of record in Instrument No. 200211220145711, Register's Office for Davidson County, Tennessee.

This is improved ☒ property, known as 4063 Fairmeade Dr., Nashville, TN 37218 unimproved

(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 our/my hands this 12/18/03.

Middle Tennessee Affordable Housing, a Tennessee General Partnership

By: _____

Attest: _____

F. PARTNERSHIP FORM

TCA 66-22-108(b)(1)

STATE OF TN
COUNTY OF Davidson

Before me, Danny L. Smith, of the state and county aforementioned, personally appeared, William G. Wallis Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of Middle Tennessee Affordable Hous Prg, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and seal, this 18th day of Dec, 2003.

Danny L Smith

5/20/06

NOTARY PUBLIC AT LARGE