Realty Title 07

Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 02/04/04 13:28 2pgs
Fees:13.00 Taxes:295.26

20040204-0013709

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $79,800.00.

Affiant

Subscribed and sworn to before me, this 30th day of January, 2004.

Notary Public
My commission expires:

CONNIE S. HERZOG NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Affordable Housing Resources 1011 Cherry Ave Nashville TN 37203	New Owner	80-12-127

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amanda Leigh Rains, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Affordable Housing Resources**, hereinafter called the Grantee, its successors 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. 35 on the Plan of River Meadows, Section 2 of record in Plat Book 11170, Page 21 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Amanda Leigh Rains by deed from Affordable Housing Resources, Inc., of record in Instrument No. 20010723-0077693, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2717 Hydes Ferry Road, Nashville, TN 37218

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 30th day of January, 2004.

Amanda Leigh Rains

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Amanda Leigh Rains**, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Franklin, TN, this 30th day of January, 2004.

CONNIE S. HERZOG NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

My Commission expires: 1/19/05