WARRANTY DEED

R-BWD-03-2700

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Tywyna Matthews
Affiant

Subscribed and sworn to before me this 29th DAY Of January 2004.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 NUMBERS
Tywyna A. Matthews	Accredited Home Lenders, Inc.	
2700 Hydes Ferry	(NAME) 3440 Preston Ridge Road Ste 325	80-12-112
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) Alpharetta, GA 30005	
(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 RESOURCE, INC. INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TYWYNA A. MATTHEWS AND HUSBAND MAURICE C. MATTHEWS, 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 Lot no. 1 on the Plan of River Meadows, Section 2, of record in Plat Book 11700, Page 21, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed dated 3-1-00 and filed for record on 3-3-00 in Instrument Number 20000331-0032527, 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 2700 Hydes Ferry, Nashville, Tennessee 37218
(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 29th day of January, 2004.

Affordable Housing Resources Inc.
BY: Dan Eaton
Dan Eaton, Controller

Davidson County DEEDWARR
Recvd: 02/04/04 15:54 2pgs
Fees:13.00 Taxes:464.35
20040204-0013927

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Laura Shoun, a Notary Public within and for said County and State aforesaid, personally appeared DAN Eaton, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Controller of the ~~Affordable Housing Resources, Inc.~~ the within named bargainor, and corporation, and that he as such 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 Dan Eaton, Controller.

Witness my hand and official seal at Nashville, TN on this the 29 day of July, 2003.

Laura Shoun
NOTARY PUBLIC

My Commission Expires: 5/29/04

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903