RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)42785

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/04 12:10 2pgs
Fees:13.00 Taxes:388.50

20040310-0027515

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$105,000.00.**

Molly E Thomas 2-20-04
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **20th DAY OF FEBRUARY, 2004.**

Notary Public

MY COMMISSION EXPIRES: 3-26-06

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
MOLLY E. THOMAS **902 Locklayer Street** **Nashville, TN 37208**	Same	**82-13-59** **4W 9800**

FOR AND IN 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 **AFFORDABLE HOUSING RESOURCES, INC.**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOLLY E. THOMAS**

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:

Land in Davidson County, Tennessee, being Lot No. 25 in Block "B" of the Bransford Realty Company's North Hill Addition, of record in Plat Book 332, page 72, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Affordable Housing Resources, Inc., by deed from Keisha Gardner-Clemmons Beard and husband, Gregory Beard, of record in Instrument Number 20030317-0034745, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **902 Locklayer Street, Nashville, Tennessee 37208**

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 its hand this 20th day of February, 2004.

AFFORDABLE HOUSING RESOURCES, INC.

By: Dan Eaton, Comptroller
DAN EATON, Comptroller

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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 himself to be the Comptroller of the AFFORDABLE HOUSING RESOURCES, INC., and that he as such Comptroller, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such Comptroller.

WITNESS my hand and official seal at Nashville, Tennessee, this the 20th day of February, 2004.

NOTARY PUBLIC

ALAN D. MAZE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06