Return To:
File: 400337

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/26/04 08:33 2pgs
Fees:13.00 Taxes:438.27

20040426-0046791

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,450.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-BWDM-04-2717

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
Elgin K. Simmons	First Franklin Financial Corp.	
2717 Hydes Ferry Road	(NAME) 112 Towne Park Drive	80-12-127
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) Kennesaw, GA 30144	
(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 RESOURCES, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELGIN K. SIMMONS UNMARRIED, 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. 35 on the Plan of River Meadows, Section 2, of record in Plat Book 11170, Page 21, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Affordable Housing Resources from Amanda Leigh Rains by Deed dated January 30, 2004 and filed for record on February 4, 2004 in Instrument Number 20040204-0013709, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Amanda Leigh Rains by Deed dated July 18, 2001 and filed for record on July 23, 2001 in Instrument Number 20010723-0077693, Register's Office for Davidson County, Tennessee.

Sanitary Sewer/Storm Drainage Easements of record in Deed Book 4462, Page 81, Book 4488, Page 656 and Book 4723, Page 396, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2717 Hydes Ferry Road, 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 14th day of April, 2004.

Affordable Housing Resources, Inc.

BY:

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Dan Eaton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged _____self to be the Controller of Affordable Housing Resources, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by _____self as _____.

Witness my hand and official seal at _____ on this _____.

_____
NOTARY PUBLIC

My Commission Expires: 5/30/04

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903