WARRANTY DEED

G-CD-04-0940A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,974.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Stephen G. Capelli	New Owner (NAME)	82 13 B 23.00
940 Ireland Street (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208 (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 , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN G. CAPELLI AND WIFE, CAROLYN B. CAPELLI AND AMY C. CAPELLI, UNMARRIED, ALL AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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, being Unit No. 23 of Ireland 28 Condominiums, also known as Ireland Street 28, a horizontal property regime established by Master Deed of record in Instrument No. 200404160043331 and amended in Instrument No. 20040290048695, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from Metropolitan Development and Housing Agency as shown of record in Instrument No. 200306170083543, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Instrument No. 200404050037953; Book 9183, page 130; Book 11625, page 280; Instrument No. 200204250051069; and in Instrument No.200404160043331 and amended in Instrument No. 20040290048695, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/05/04 12:52 2pgs
Fees:13.00 Taxes:643.70

20040505-0051384

unimproved ( )
This is improved (X) property, known as 940 Ireland Street, Nashville, Tennessee 37208
(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 30th 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 him self to be the controller of Affordable Housing Resources, Inc., the within named bargainor, a 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 himself as controller.

Witness my hand and official seal at Nashville, TN on this 30 day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903