Davidson County DEEDWARR
Recvd: 05/13/04 09:06 2pgs
Fees:13.00 Taxes:480.63
20040513-0055622

WARRANTY DEED

FILE BOX 45

VIRGINIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Denise L. McKinnie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2004

Notary Public:

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Denise L. McKinnie	Affordable Housing Resources, Inc.	Map 49
233 Solness Avenue	1011 Cherry Avenue	Group 9-0-A
Nashville, TN 37218	Nashville, TN 37203	Parcel 10 CO

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, we

Affordable Housing Resources, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Denise L. McKinnie, unmarried

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:

BEING Lot No. 10 on the Plan of Final Plat for Creekside Subdivision, "A Cluster Lot Subdivision" of record in Instrument 200401220008741, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Affordable Housing Resources, Inc. by deed from Noah Horace Mann, Jr. and wife, Barbara E. Mann, of record in Instrument 20010515-0050426, said Register's Office.

This conveyance is subject to Restrictions of record in Instrument 200305300073137, said Register's Office.

This conveyance is subjec to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Instrument 200401220008741, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 233 Solness Avenue, 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 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 my hand this 7th day of May, 2004.

Affordable Housing Resources, Inc.

BY: _____
Dan Eaton, Controller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within 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 his oath acknowledged himself to be the Controller respectively of Affordable Housing Resources, Inc. the within named bargainer, and corporation, and that he as such Controller being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Dan Eaton as such Controller.

Witness my hand and official seal at office at Nashville, Tennessee on this the 7th day of May, 2004.

My Commission Expires: 01/29/05

NOTARY PUBLIC

