Davidson County DEEDWARR
Recvd: 06/03/04 10:52 2pgs
Fees:13.00 Taxes:388.13

20040603-0065245

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Cindy M. Neal
Affiant

Subscribed and sworn to before me, this 17th DAY OF May, 2004.

Notary Public

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

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-BWDM-04-3516

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 NUMBER
Cindy M. Neal	First Franklin Financial Corp.	
3516 Rainwood Drive (ADDRESS)	112 Towne Park Drive (NAME) (ADDRESS)	50-10-C-267 CO
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Kennesaw, GA 30144 (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 CINDY M. NEAL AND KEITH NEAL Wife & Husband, 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. 2 on the Plan of Chesapeake Homes, Section Six, Phase I, of record in Instrument No. 20011026-0117230, 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 July 10, 2003 and filed for record on July 16, 2003 in Instrument Number 20030716-0099266, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Instrument Number 200304030-0057659, in the Register's Office for Davidson, Tennessee.

This conveyance is subject to Storm Water Detention Agreements of record in Instrument Numbers 20010628-0068560 and 20010801-0081581, Register's Office for said County.

Easements of record in Deed Book 9979, Page 730, 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.

Restrictive Convenants of record in Deed Instrument Numbers 20011025-0117084, 20030611-0080742, and Instrument Number 20030625-0087223, Register's Office of said County.

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

unimproved ( )
This is improved (X) property, known as 3516 Rainwood Drive, Nashville, Tennessee 37207
(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 17th day of May, 2004.

Affordable Housing Resources,

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mr John Gleaves, 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 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 the said Dan Eaton.

Witness my hand and official seal at Nashville, TN on this the 17 day of May, 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