WARRANTY DEED

B-AHR-04-2716

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

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
Erech T. Cotton	Affordable Housing Resources	
2716 Hydes Ferry Rd.	(NAME) 1011 Cherry Ave.	80-12-116
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) Nashville, TN 37203	
(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,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERECH T. COTTON, 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, Tennessee being Lots 1-38 of the plan of River Meadows Section 2 of record in Book 11700, Page 21, Register's Office of said County.

Being a portion of the same property conveyed to Affordable Housing Resources, Inc., by Quitclaim Deed dated March 1, 2000 and filed for record on March 3, 2000 in Instrument Number 200003030021507, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 11700, Page 21, 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 2716 Hydes Ferry Rd., 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 28th day of May, 2004.

Affordable Housing Resources,

Davidson County DEEDWARR
Recvd: 06/09/04 15:09 2pgs
Fees:13.00 Taxes:425.50

20040609-0068392

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Steve Neighbors, 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 Director of Housing of Affordable Housing Resources,, the within named bargainor, a corporation, and that he as such Director of Housing being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as Director of Housing.

Witness my hand and official seal at
Nashville, TN
on this 28th 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