Davidson County DEEDWARR
Recvd: 06/09/04 15:33 3pgs
Fees:18.00 Taxes:362.60

20040609-0068484

WARRANTY DEED

G-AHR-04-0412

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Sophia V Kunbor
Affiant

Subscribed and sworn to before me this 27th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/24/06

(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
Sophia V. Kunbor	Affordable Housing Resources	
912 Morrison Street	(NAME) 1011 Cherry Ave.	092-04-0-249.00
(ADDRESS) Nashville, Tennessee 37208	(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 AHR DEVELOPMENT, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SOPHIA V. KUNBOR 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:

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

See attached Exhibit "A"

**AHR Development, Inc. is one in the same as Affordable Housing Resources, Inc.

unimproved ( )
This is improved (X) property, known as 912 Morrison 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 27th day of May, 2004.

AHR Development, Inc.

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 AHR Development, 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 him self as Controller.

Witness my hand and official seal at Nashville, TN on this 27th 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

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Johnson Bransford's Subdivision of three parts of lot no. 158 of Judge John McNairy's Mansion House Tract, of record in Book 161, Page 146, Register's Office for said County.

Being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from The Metropolitan Development and Housing Agency dated 3-28-02 and filed for record on 4-2-02 in Instrument Number 20020402-0039881, Register's Office for Davidson County, Tennessee.

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