Davidson County DEEDWARR
Recvd: 06/16/04 13:39 2pgs
Fees:13.00 Taxes:388.13
20040616-0071304

WARRANTY DEED

B-NBM-04-3517

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

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

Notary Public

My Commission Expires SEP. 25, 2004
MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHAUNA DANIELS 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 NUMBER
April L. Cunningham	NBank, N.A.	
3517 Rainwood Drive (ADDRESS)	136 Walton Ferry Road (NAME) (ADDRESS)	50-10-C-338 CO
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (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 APRIL L. CUNNINGHAM, 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, being Lot No. 68 on the Plan of Chesapeake Homes, Section Six, Phase 1, of record in Instrument Number 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 20030430-0057659, 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.

Sanitary Sewer/Storm Drainage 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.

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

unimproved ( )
This is improved (X) property, known as 3517 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 28th day of May, 2004.

Affordable Housing Resources, Inc.

By :

Title : Director of Housing Development

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 himself to be the Director of Housing Development of Affordable Housing Resources and Inc., the within named bargainor, a corporation, and that he as such Director of Housing Development 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 Development

Witness my hand and official seal at
Nashville, TN
on this 28th day of May, 2004

Shauna Daniels
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEP. 25, 2004

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903