Davidson County DEEDWARR
Recvd: 07/01/04 15:30 2pgs
Fees:13.00 Taxes:456.94

20040701-0078680

WARRANTY DEED

B-OTM-04-0521

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,497.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/30/07
(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
Martia Mitchell	First National Bank of Arizona	
521 Harold Prewett	(NAME) 1760 Old Meadow Rd. 3rd Floor	070-01-0-A-006.00 CO
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) McLean, VA 22102	
(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, INC.
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARTIA MITCHELL, 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 #6, on the Final Plat of West Hamilton Place, a Planned Unit Development, of record in Plat Instrument Number 20020807-0094807, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed dated August 13, 2002 and filed for record on August 13, 2002 in Instrument Number 20020813-0098029, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Instrument Number 20020619-0074235, Register's Office of said County.

Storm Water Detention Agreement Easements of record in Deed Instrument Number 20011213-0137889; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4517, Page 374, Book 457, Page 377 and Book 5093, Page 388, 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 521 Harold Prewett, 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 June, 2004.

Affordable Housing Resources, 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 his self to be the Controller of Affordable Housing Resources, 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 his self as Controller.

Witness my hand and official seal at Davidson Co., TENNESSEE on this 28th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 1/07/07

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903