Davidson County DEEDWARR
Recvd: 07/14/04 12:28 2pgs
Fees:13.00 Taxes:492.10

20040714-0083855

WARRANTY DEED

B-CD-04-2411

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Carrie Tillis
Affiant

Subscribed and sworn to before me, this 7th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(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
Shawn M. Johnson	America's Wholesale Lender	
241 Solness Drive	750 Old Hickory Blvd. #180	49-9-A-12 CO
Nashville, Tennessee 37207	Brentwood, TN 37027	
(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 SHAWN M. JOHNSON, 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 Number 12 on the Final Plat for Creekside Subdivision of record in Plat Instrument Number 200401220008741, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Affordable Housing Resources, Inc., by Deed dated May 1, 2001 and filed for record on May 15, 2001 in Instrument Number 20010515-0050426, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Instrument Number 200305300073137, Register's Office of said County.

Storm Water Detention Agreement Easements of record in Deed Instrument Number 200203070028888, 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 241 Solness 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 7th day of July, 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 himself to be the Controller of 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 himself as Controller.

Witness my hand and official seal at Nashville, Tennessee on this 7th day of July, 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