THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 07/28/04 11:10 2pgs
Fees:13.00 Taxes:83.25
20040728-0090218

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 50-10-C/299

The actual consideration or value, whichever is greater, for this transfer is $22,500.00

Affiant

Subscribed and sworn to before me this the 23 day of July, 2004.

My Commission Expires: 1-26-08

Notary Public

STACIA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

The William Patton, Jr. Foundation
(Name)
503 Fisk Street
(Street Address)

Nashville, TN 37203

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Affordable Housing Resources, Inc., a Tennessee non-profit corporation** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **The William Patton, Jr. Foundation, a Tennessee non-profit corporation,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 32 on the Plan of Chesapeake Homes, Section Six, Phase Two of record in Instrument #20020626-0077004, 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 deed from Nashville Area Habitat for Humanity, Inc. of record in Instrument No. 20040112-0004778, said Register's Office for Davidson County, Tennessee.

BEING unimproved property known as: 3327 Moorewood Drive
Nashville, TN 37217.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor"

does covenant with the said "Grantee" that it is 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 "Grantor" does further covenant and bind itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 23rd day of July, 2004.

Affordable Housing Resources, Inc.,
a Tennessee non-profit corporation

Dan Eaton, Controller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared 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 (officer) of Affordable Housing Resources, Inc., a Tennessee non-profit corporation, the within named bargainor, and that as such Controller (officer) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Controller.

Witness my hand and official seal in Nashville, Tennessee, this 23rd day of July, 2004.

Notary Public

STACIA L. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-26-08

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