WARRANTY DEED

G-AMF-04-2312

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Trina Dotson
Affiant

Subscribed and Sworn to before me, this 30th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

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
Trina Dotson	SouthStar Funding, LLC	
2312 Franco Road (ADDRESS)	400 Northridge Road Suite 1000 (ADDRESS)	43-14-B-27 CO
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Atlanta, GA 30350 (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 TRINA DOTSON 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. 27 on the Plan of Lanier Park, Phase One, of record in Instrument No. 20021022-0129511, Register's Office for said County, to which reference is hereby made for a more complete description.
All plat matters set for in Instrument #20021022-0129511, Register's Office for Davidson County, TN.
Subject to a storm water detention agreement in Instrument #20020307-0028887.

Being a portion of the same property conveyed to Affordable Housing Resources, Inc., by Deed dated 4/18/2001 and filed for record on 4/20/2001 in Instrument #20010420-0039323, Register's Office for said County, TN.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2312 Franco Road, Madison, Tennessee 37115
(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 30th day of July, 2004.

Affordable Housing Resources, Inc.
BY:
Dan Eaton, Controller

Davidson County DEEDWARR
Recvd: 08/02/04 16:18 2pgs
Fees:13.00 Taxes:464.35
20040802-0092364

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, 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 himself as Controller.

Witness my hand and official seal at
Nashville, Tennessee
on this 30th 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