# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 08/16/04 15:05 3pgs
Fees:17.00 Taxes:0.00

20040816-0098925

**THIS INSTRUMENT WAS PREPARED BY:**
**Manson, Jones & Associates, The Waterfront/ 2280 Metrocenter Blvd. / Suite #300/ Nashville TN 37228**

| Address of New Owner | Send Tax Bills To | Map-Parcel Nos. |
|---|---|---|
| **Affordable Housing Resources, Inc.**<br>**1011 Cherry Avenue**<br>**Nashville TN 37203** | **SAME** | **83-06-276 & 277** |

**THIS INDENTURE**, Made the 29th day of July 2004 between **The Home Company of Middle Tennessee, Inc.** as party or parties of the first part, hereinafter called Grantor, and **Affordable Housing Resources, Inc,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:** That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County**, to-wit:

## SEE ATTACHED EXHIBIT "A"

This property is commonly known as **103 & 105 Scott Avenue, Nashville TN 37206**

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year above written.

Box 11

Signed, sealed and delivered by Grantor.

**The Home Company of Middle Tennessee, Inc.**

*By: Steve Neighbors*
*President*

**STATE OF Tennessee )**
**COUNTY OF Davidson )**

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

AFFIANT

Notary Public

My Commission Expires: Sept 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and 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 acknowledged, upon oath, that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the President and is authorized to execute this instrument on behalf of The Home Company of Middle Tennessee, Inc.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July 2004.

Notary Public

My Commission Expires: Sept 22, 2007

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot. Nos. 4-A and 5-A on the Plan of Beaumont Place, as of record in Book 332, page 38, Register's Office for Said County.

Said Lot Nos. 4-A and 5-A front together 113 feet on the westerly side of Scott Street or Avenue and runs back between parallel lines with the Northerly margin of Eastland Avenue 165 feet to an alley.

Land in Davidson County, Tennessee, being Lot No. 6-A in Branford's Beaumont Place, a plan of which is of record in Book 332, page 38, Register's Office for said County.

Said Lot. 6-A fronts 55 feet on the westerly side of Scott Avenue and extends back between parallel lines with the southerly margin of an alley, 165 feet to an alley in the rear.

More Particularly Described as: Beginning at an iron rod situated in the westerly margin of Scott Avenue, with the intersection of the northerly margin of Eastland Avenue;

Thence with the northerly margin of Eastland Avenue, N 84 degrees 00'58" W, a distance of 165.00 feet to an iron rod situated in the easterly margin of an Alley;

Thence, along said alley, N 06Degree 58'45" E, and a distance of 168.00 feet to an iron rod situated in the southerly margin of an alley;

Thence, along said alley, S 84degree00'58"E, a distance of 165.00 feet to an iron rod situated in the westerly margin of Scott Avenue;

Thence, along said road, S 06 degree58'45" W, a distance of 168.00 feet to the point of beginning and containing 27,715.821 square feet or 0.636 acres of land.

Being the same property conveyed to The Home Company of Middle Tennessee, Inc. of record in Instrument No 20021018-128163 in the Register's Office for Davison County, Tennessee.

The Home Company of Middle Tennessee, Inc. is a division of AHR Development, Inc.