FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Darryl Turner Shelton Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2004

Patricia Nicholls
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Darryl Turner Shelton, Jr.	Affordable Housing Resources, Inc.	Map 080
2724 Hydes Ferry Rd.	1011 Cherry Avenue	Group 12-0
Nashville, TN 37218	Nashville, TN 37203	Parcel 118.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Affordable Housing Resources, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Darryl Turner Shelton, Jr., unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 7, on the Plan of River Meadows, Section 2, of record in Plat Book 11700, Page 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Affordable Housing Resource, Inc. by Quitclaim Deed from Mattie Holt, a single person, of record in Instrument 20010130-0009059, said Register's Office. See also deeds of record in Instrument 20001018-0103436 and Instrument 200003030021507, said Register's Office.

This conveyance is subject to: (1) 2004 County Taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Plat Book 11700, page 21, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2724 Hydes Ferry Rd., Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 23rd day of September, 2004.

Affordable Housing Resource, Inc.

BY: Dan Eaton

Dan Eaton, Controller

Davidson County DEEDWARR
Recvd: 09/27/04 10:30 2pgs
Fees:13.00 Taxes:425.50

20040927-0115967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dan Eaton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Controller respectively of Affordable Housing Resources, Inc., the within named bargainer, and corporation, and that he as such Controller, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Dan Eaton as such Controller.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 23rd day of September, 2004.

My Commission Expires: 01/29/05

Notary Public

