Davidson County DEEDQC
Recvd: 10/06/04 15:52 2 pgs
Fees:12.00 Taxes:0.00
20041006-0120824

QUITCLAIM DEED

G-AHR-04-1001

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Affordable Housing Resources (NAME)	Affordable Housing Resources (NAME)	
West Hamilton Road/Harold Prewett Drive (ADDRESS)	1011 Cherry Avenue (ADDRESS)	70-1-A PARCELS 1-19
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	& 70-2

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Susie Louise Mayberry Smith and husband, Allen Winston Smith, Jr. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Affordable Housing Resources, Inc. HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

The following three deeds constitute the grantors interest in and to said property:

Vera Trauernicht Mayberry and husband, John William Mayberry by deed of record in Book 1344, page 383; Vera Trauernicht Mayberry by deed of record in Book 2026, page 213; John W. Mayberry and wife, Vera T. Mayberry by deed of record in Book 2486, page 155, all deeds of record in the Register's Office of Davidson County, Tennessee. The said Vera Trauernicht Mayberry predeceased John William Mayberry. Said Vera Trauernicht Mayberry bequeathed said property to John William Mayberry by Last Will and Testament of record in the Probate Court for Davidson County, Tennessee. John William Mayberry bequeathed said property to Susie Louise Mayberry Smith by Last Will and Testament of record in Probate Court for Davidson County, Tennessee. The within named grantors join in this instrument for the purpose of conveying any and all interest in and to said property.

unimproved ( )
This is improved (X) property, known as West Hamilton Road/Harold Prewett Drive, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 22nd day of September, 2004.

Susie Louise Mayberry Smith Allen Winston Smith, Jr.

Susie Louise Mayberry Smith

Allen Winston Smith, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susie Louise Mayberry Smith and Allen Winston Smith, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 22nd day of September, 2004.

Notary Public

My Commission Expires: 1/27/07

(SEAL)

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 1-19, West Hamilton Place Subdivision, as shown of record in Instrument No. 20020807-0094807 and Lot No. 2, Shields-Taylor Subdivision as shown of record in Instrument No. 20000405-0034226, of record in the Register's Office for Davidson County, Tennessee.

The above mentioned property was formerly known as the following tracts:

Tract 1:
Beginning on the northerly margin of West Hamilton Road at a point 198 feet west of the southeast corner of the property conveyed to Fred J. Trauernicht and wife, Nellie A. Trauernicht by deed from Emmerson B. Smith and wife, Mary E. Smith(Book 1320, page 186, RODCT); thence north 49° 30' west 160 feet to a point; thence south 49° 30' west 100 feet to a point; thence south 49° 30'east 160 feet to the northerly margin of West Hamilton Road; thence with the northerly margin of said road, north 49° 30'east 100 feet to the point of beginning.

Legal description taken from Book 1344, page 383, RODCT.

Tract 2:
Beginning at a point on the northerly margin of West Hamilton Road at the southeast corner of the property conveyed to Vera Trauernicht Mayberry and husband, John William Mayberry by deed from Fred J. Trauernicht and wife, Nellie A. Trauernicht (Book 1344, page 383, RODCT); thence with the eastern boundary line of said Mayberry property, north 39° 30' west 160 feet to the Mayberry's northeast corner; thence with the northern boundary line of said Mayberry property, south 46° 30'west 100 feet; thence north 39° 30' west 20 feet; thence north 46° 30' east 299 feet to a point in the western boundary of the property conveyed to the City of Nashville, said property being called the Juvenile Court Farm; thence with said line, south 39° 30' east 180.5 feet to the northerly margin of said West Hamilton Road; thence with the northerly margin of said Road, south 46° 30' west 198 feet to the beginning.

Legal description taken from Book 2026, page 213, RODCT

Tract 3:
Beginning on the northerly margin of West Hamilton Road at the southwest corner of the property conveyed to Vera Trauernicht Mayberry and husband John William Mayberry by deed from Fred J. Trauernicht and wife, Nellie A. Trauernicht (Book 1344, page 383, RODCT); thence with the western boundary line of said Mayberry's property and the western boundary line of the property conveyed to Vera Trauernicht Mayberry by deed from Fred J. Trauernicht and wife, Nellie A. Trauernicht (Book 2026, page 213, RODCT), north 39° 30' west 180 feet to the northwest corner of the property of record in Book 2026, page 213; thence with the northern boundary line of said property north 46° 30' east 299 feet; thence north 39° 30'west 116.5 feet; thence north 49° 30' west 600 feet to a stake in the east margin of an old abandoned road; thence along the easterly margin of said old abandoned road south 6° east 780 feet to a point; thence continuing along the easterly margin of said old abandoned road south 33° east 275 feet to the northerly margin of said West Hamilton Road; thence with same north 46° 30' east 264 feet to the beginning.

Legal description taken from Book 2486, page 155, RODCT.