Davidson County DEEDQC
Recvd: 10/06/04 15:55 2 pgs
Fees:12.00 Taxes:0.00
20041006-0120825

QUITCLAIM DEED

G-AHR-04-1000

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Barbara Holland
Affiant

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

Lara Brewton
Notary Public

MY COMMISSION EXPIRES: May 24, 2008
(AFFIX SEAL)

LARA BREWTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

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	Affordable Housing Resources	
(NAME) West Hamilton Road/Harold Prewett Drive	(NAME) 1011 Cherry Avenue	70-1-A PARCELS 1-19
(ADDRESS) Nashville, Tennessee	(ADDRESS) Nashville, TN 37203	& 70-2
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I.S.A., Inc. 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 within named grantor joins in this instrument for the purpose of conveying any and all interest in and to said property including property conveyed to the within named grantor by deed of record in Book 11257, page 430, Register's Office for Davidson County, Tennessee.

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.

Michael Shields, Sr.
I.S.A., Inc. For I.S.A., Inc.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Michael Shields, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the Vice President of I.S.A., Inc., the within named bargainor, a corporation, and that M.S. as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by him self as Vice President.

Witness my hand and official seal at Affordable Housing Resources, Inc. on this 22nd day of September, 2004.

Lara Brewton
NOTARY PUBLIC

My Commission Expires: May 24, 2008

LARA BREWTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

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 Traurnicht 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.