PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 12/08/04 08:52 3pgs
Fees:18.00 Taxes:83.25

20041208-0146075

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of December, 2004 by and between AFFORDABLE HOUSING RESOURCES, INC., A TN. NOT-FOR-PROFIT CORPORATION, hereinafter called Grantor, and THE WILLIAM PATTON, JR. FOUNDATION, A TN NOT-FOR-PROFIT CORPORATION, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, AFFORDABLE HOUSING RESOURCES, INC., A TN. NOT-FOR-PROFIT CORPORATION, hereinafter referred to as Grantor, does hereby bargain, sell, transfer and convey unto THE WILLIAM PATTON, JR. FOUNDATION, A TN NOT-FOR-PROFIT CORPORATION, hereinafter referred to as Grantee, its successors and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which Exhibit is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 3327 C MOOREWOOD DRIVE, NASHVILLE, TENNESSEE 37203.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantor does covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said Grantee, its successorss and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor's duly authorized official on the day and year first above written.

AFFORDABLE HOUSING RESOURCES, INC.

by: _____
DAN EATON, CONTROLLER

by: _____

CORPORATION
STATE OF TENNESSEE)
COUNTY OF DAVIDSON_)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DAN EATON, CONTROLLER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **CONTROLLER of AFFORDABLE HOUSING RESOURCES, INC., A TN. NOT-FOR-PROFIT CORPORATION , the within named bargainor, a** Tn **CORPORATION, and that he as such CONTROLLER**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **CONTROLLER**.

Witness my hand, at office, in Madison Davidson County, TN, this 3rd, day of December, 2004.

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

THE WILLIAM PATTON, JR. FOUNDATION
3327 C MOOREWOOD DRIVE
NASHVILLE, TENNESSEE 37203

Property Address:

3327 C MOOREWOOD DRIVE
NASHVILLE, TENNESSEE 37203

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 050-10-O-C, PARCEL 300.00 CO

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **22500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **December, 2004.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot 33 on the Plan of Chesapeake Homes, Section Six, Phase Two, of record in Instrument Number 20020626-0077004, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to AFFORDABLE HOUSING RESOURCES, INC., by Quitclaim Deed from NASHVILLE AREA HABITAT FOR HUMANITY, INC., of record as Instrument Number 20040112-0004778, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 050-10-O-C, PARCEL 300.00 CO).

2. All matters as set forth on the Plan of record as Instrument Number 20020626-007704, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive covenants as contained in instrument of record Book 6285, page 885 and Book 6349, page 499, Register's Office for DAVIDSON County, Tennessee.

4. Easement for sanitary sewer and/or storm drainage, of record in Book 9979, page 730, Register's Office for Davidson County, Tennessee.