THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23661-11-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $45,000.00. Affiant Subscribed and sworn to before me this 16th day of December, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Dreamscape Builders, LLC 3066 Business Park Circle Goodlettsville, TN 37072	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.050-10-0-C Parcel No. 329.00 AND 330.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Affordable Housing Resources, Inc., a Tennessee corporaton**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dreamscape Builders, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 3449 and 3453 Rainwood Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of December, 2004.

Affordable Housing Resources, Inc.

BY: Steve Neighbors, Director of Housing Development

Davidson County DEEDWARR
Recvd: 12/30/04 11:10 2 pgs
Fees:13.00 Taxes:166.50
20041230-0154686

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steve Neighbors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he is the Director of Housing Development of Affordable Housing Resources, Inc., the within named bargainor, and that such person, as such Director of Housing Development executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor by such person as Director of Housing Development.

Witness my hand, at office, this 16th day of December, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 59 and 60 on the Plan of Chesapeake Homes Section Six Phase Two, as of record in Instrument No. 20020626-0077004, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Affordable Housing Resources, Inc. and Nashville Area Habitat for Humanity, Inc. by quitclaim deed dated June 27, 2001 from Affordable Housing Resources, Inc. of record in Instrument No. 20010627-0068195, Register's Office for Davidson County, Tennessee. By quitclaim deed dated December 29, 2003 of record in Instrument No. 20040112-0004778, Nashville Area Habitat for Humanity, Inc. conveyed its interest in subject property to Affordable Housing Resources, Inc.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Chesapeake Subdivision of record in Instrument No. 20011025-0117084 amendment in Instrument No. 20030611-0080742 re-recorded in Instrument No. 20030625-0087223, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. Charter of Incorporation of Chesapeake Homeowners Association, Inc. of record in Instrument No. 20030430-0057659, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20020626-0077004, Register's Office for Davidson County, Tennessee.
4. Storm water detention agreement of record in Instrument No. 20010628-0068560 and Instrument No. 20010801-0081581, Register's Office for Davidson County, Tennessee.