Davidson County DEEDWARR
Recvd: 01/12/05 10:58 2 pgs
Fees:13.00 Taxes:750.73

20050112-0004492

WARRANTY DEED

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

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,900.00

Affiant

Subscribed and sworn to before me this 6th DAY OF January 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-AHR-04-00216

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre J. Walton	Affordable Housing Resources	
216 Solness Avenue (ADDRESS)	(NAME) 1011 Cherry Ave. (ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	49-9-A-20 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AFFORDABLE HOUSING RESOURCES, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDRE J. WALTON UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 20, CREEKSIDE SUBDIVISION, as shown on plat of record in Instrument No. 20040122-0008741 corrected at Instrument No. 20041109-0135030, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Affordable Housing Resources, Inc. by Warranty Deed from Noah Horace Mann, Jr. and wife, Barbara E. Mann, recorded the 15th day of May, 2001 in Instrument No. 20010515-0050426, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Instrument #20040122-0008741, 20041109-0135030, 20030530-0073137, 20040426-0047292, 20020307-0028888, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 216 Solness Avenue, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 6th day of January, 2005.

Affordable Housing Resources,Inc
BY:
Dan Eaton, Controller

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at Davidson County on this 6th day of ~~January~~, 2005.

NOTARY PUBLIC

My Commission Expires: _____

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Exp. Jan. 21, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903