Return to: JD

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

WARRANTY DEED

G-AH-05-0099

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,650.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBYN RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires

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
Aole Faheem Ansari	New Owner	
99 Scott Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		83-06-A-10 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 AOLE FAHEEM ANSARI, 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:

See Attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 99 Scott Avenue, Nashville, Tennessee 37206
(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 11th day of February, 2005.

Affordable Housing Resources, Inc.
BY:
Dan Eaton, Controller

Davidson County DEEDWARR
Recvd: 02/15/05 15:55 3 pgs
Fees:18.00 Taxes:783.11
20050215-0017319

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 him self 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 Nashville, TN on this 11th day of February, 2005.

Robyn Dubray
NOTARY PUBLIC

My Commission Expires: 5/24/08

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN
My Commission Expires MAY 24, 2008

RETURN TO:

~~2012 21st Avenue South~~
~~Nashville, TN 37212~~

615.383.2903

Exhibit "A"

Being a certain Condominium Townhome in Davidson County, Tennessee, being Unit No. 10 of Scott Avenue Townhomes, a horizontal property regime created under Title 66, Section 27-101, et seq., as amended, in Tennessee Code Annotated, and as established by a Master Deed for Scott Avenue Townhomes, of record under Instrument No. 20050114-0005282, and as amended under Instrument No. 20050126-0009812, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Scott Avenue Townhomes, for placement of units and private elements, as shown on Exhibit "B" to the Master Deed of record as Instrument No. 20050114-0005282, said Register's Office, for a more complete identification and description of said Unit.

Being part of the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from The Home Company of Middle Tennessee, Inc. of record in Instrument No. 20040816-0098925, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of the other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens and assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Scott Avenue Townhomes, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.