Davidson County DEEDWARR
Recvd: 02/24/05 13:40 4 pgs
Fees:23.00 Taxes:1069.30
20050224-0020601

Address New Owners:
Nashville Housing Properties, LLC
2905 Jordan Ct, Ste B-202
Alpharetta, GA 30004

Map Parcel No:
multiple, see attached

Send Tax Bills to:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Araminta Williams Family Partnership

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Nashville Housing Properties, LLC

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of Land in Davidson County, State of Tennessee, described as follows:

6 parcels of land as listed and described in the attached Exhibit "A"

TO HAVE AND TO HOLD the said tract or parcel of land with appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns forever: and we do covenant with the said grantees that we are lawfully seized and possessed of said property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 our hands this 24th day of Feb., 2005.

_____ Araminta Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Araminta Williams Family Partnership, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February 2005.

Commission expires 3.6.06 Notary Public _____

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 269,000.

_____

AFFIANT

Subscribed and sworn to me this 24th day of February, 2005.

Commission expires 3.6.06 Notary Public _____

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

This instrument prepared by:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220

Exhibit "A" Legal Descriptions

Tract 1 **1531 12th Ave N** **Map & parcel 81-12-184**

Land in the 2nd Ward of the City of Nashville Davidson County, Tennessee, being part of the Scott Five Acre Tract, and the southeast corner of Lot No. 171 on the Plan of McGavock, Wetmore, and Others' Second Addition, called the Addition to the town of McGavock as of record in Book 21, Page 41, Register's Office for Davidson County described as follows:

Beginning on the westerly margin of 12th Avenue North, formerly Florence Street, at a point nine feet north of the southeast corner of said Lot No. 171; thence with the westerly margin of said Avenue, southwardly 38 feet to the northeast corner of the property conveyed to W. B. Reed by deed from R. W. Turner, Trustee, of record in Book 457, Page 289, said Register's Office; thence with said Reed's northerly line, westwardly 156 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 58 feet to the southwest corner of a nine foot strip conveyed to James Mahon and wife, by deed from Hugh L. Beaty of record in Book 113,Page 501, said Register's Office; thence with said Mahon's southerly line, easterly 156 feet, more or less to the beginning.

Being the same property conveyed from HomeTrust Partners, LLC to Araminta Williams Family Limited Partnership (now Araminta Williams Family Partnership) by Quitclaim Deed of record in Book 11460, Page 757, Register's Office for Davidson County, Tennessee.

Tract 2 **1802 12th Ave N** **Map & parcel 81-7-356**

Land in Davidson County, Tennessee, being the southerly 41 2/3 feet of Lot No. 226 on the Plan of McGavock, Wetmore, Others Second Addition, called the addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 226 fronts 41 2/3 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines with the northerly margin of Heiman Street, 170 feet to an alley.

Being the same property conveyed from HomeTrust Partners, LLC to Araminta Williams Family Limited Partnership (now Araminta Williams Family Partnership) by Quitclaim Deed of record in Book 11460, Page 757, Register's Office for Davidson County, Tennessee.

Tract 3 **1500 14th Ave N** **Map & parcel 81-16-36**

Land in Davidson County, Tennessee, being the southerly 57 feet of Lot No. 55 on the Map of Cephas Woodard's subdivision of Lots Nos. 5 and 6 of the Woodard Plan, of record in Book 161, Page 174, Register's Office for said County.

Said part of said Lot No. 55 fronts 57 feet on the easterly side of Epps Avenue and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed from HomeTrust Partners, LLC to Araminta Williams Family Limited Partnership (now Araminta Williams Family Partnership) by Quitclaim Deed of record in Book 11460, Page 757, Register's Office for Davidson County, Tennessee.

Tract 4 **2203 14th Ave N** **Map & parcel 81-3-371**

Land in Davidson County, Tennessee, being Lot No. 2 in H. N. Myers Plan as of record in Book 21, Page 48, Register's Office for Davidson County, Tennessee to which reference is here made for a more complete description.

Being the same property conveyed from HomeTrust Partners, LLC to Araminta Williams Family Limited Partnership (now Araminta Williams Family Partnership) by Quitclaim Deed of record in Book 11460, Page 757, Register's Office for Davidson County, Tennessee.

Tract 5 **1705 Underwood St** **Map & parcel 81-15-300**

Land in Davidson County, Tennessee, being Lot No. 43 of Manlove's Heirs Addition to Nashville, Tennessee, of record in Book 21, Page 129, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed from HomeTrust Partners, LLC to Araminta Williams Family Limited Partnership (now Araminta Williams Family Partnership) by Quitclaim Deed of record in Book 11460, Page 757, Register's Office for Davidson County, Tennessee.

Tract 6 **85 Fain St** **Map & parcel 93-16-440**

Land in Davidson County, Tennessee, beginning at an iron pi located in the southerly margin of Fain Street; said iron pin being located 145.2 feet, N 87*00'W from the intersection of the margin of Fairfield Ave. and Fain St; thence at the right angle to Fain St, S 3*00' W 99.3 feet to an iron pin in the common line of Parcels 184 and 185, Property Map System, Davidson County, Tennessee; thence with the common line of parcels 184 and 185, N 87* W 20.5 feet to an iron pin. Passing the centerline of a 15' dedicated alley, not constructed at 13', as shown on the Property Map System, Davidson County; thence at right angle N 3*00'E 99.3 feet to an iron pin in Fain St Centerline of Alley Turnout, as built (Alley not constructed); thence at right angle to Fain St., along the southerly margin of said street, S 87*00' E 20.5 feet to the point of beginning.

Being the same property conveyed from Virgil Leroy Sherrod to Araminta Williams Family Limited Partnership (now Araminta Williams Family Partnership) by Quitclaim Deed of record in Book 10895, Page 955, Register's Office for Davidson County, Tennessee.