RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 03/07/05 15:57 2 pgs
Fees:13.00 Taxes:569.25
20050307-0024959

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,850.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2005.

NOTARY PUBLIC

My commission expires: 9/30/04

My Commission Expires SEPT. 30, 2005

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CINDY J. REED 205 Solness Avenue Nashville, Tennessee 37218	Same as new owner	049-09-0-A-025

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THREE THOUSAND EIGHT HUNDRED FIFTY and NO/100 ($153,850.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **AFFORDABLE HOUSING RESOURCES, INC.,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **CINDY J. REED, unmarried,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING all of Lot 25, CREEKSIDE SUBDIVISION, as shown on plat of record in Instrument No. 20040122-0008741 and as corrected by Surveyor's Certificate of Correction in Instrument No. 20041109-0135030, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the property conveyed to Affordable Housing Resources, Inc. by deed from Noah Horace Mann and wife, Barbara E. Mann, of record in Instrument No. 20010515-0050426, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Instrument No. 20040122-0008741 and in Instrument No. 20041109-0135030; to restrictive covenants of record in Instrument No. 20030530-0073137; to Storm Water Detention Agreement of record in Instrument No. 20020307-0028888; to terms and conditions of By-Laws of record in Instrument No. 20040426-0047292; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 205 Solness Avenue, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except by lien of the 2005 property taxes, which taxes are being prorated between the parties and the buyer will be responsible for the payment thereof.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 15th day of February, 2005.

AFFORDABLE HOUSING RESOURCES, INC.

BY: _____

TITLE: Controller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of February, 2005, before me, appeared Dan Eaton, to me personally known (or proved to me on the basis of satisfactory evident), who, being by me duly sworn (or affirmed) did say that he/she is the Controller of Affordable Housing Resources, Inc., and that said instrument was signed in behalf of said corporation, and he/she acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand at office this the day and year above written.

_____
Notary Public

My commission expires: 9/30/06