WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/05 08:37 2 pg
Fees:13.00 Taxes:739.83

20050405-0036694

B-AHR-05-97

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Marsha A. Lanier	New Owner	
97 Scott Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		83-6-A-9
(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 MARSHA A. LANIER, 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:

Land in Davidson County, Tennessee, being Unit 9, SCOTT AVENUE TOWNHOMES, as established under Master Deed of record in Instrument 20050114-0005282, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Quitclaim Deed from The Home Company of Middle Tennessee, Inc. to Affordable Housing Resources, Inc. as recorded on the 16th day of August, 2004, in Instrument No. 20040816-0098925 and being part of Warranty Deed from March Egerton, a married person to The Home Company of Middle Tennessee, Inc. as recorded on the 18th day of October, 2002 in Instrument No. 20021018-0128163, 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 including those listed in Plat Book 332, page 38; Instrument Number 20050114-0005282; Instument Number 20050126-0009812; Instrument Number 20050114-0005281, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 97 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 31st day of March, 2005.

Affordable Housing Resources, Inc.

BY:

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, 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 31st day of March, 2005.

NOTARY PUBLIC

My Commission Expires:

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903