THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23997-03-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $138,500.00. Affiant Subscribed and sworn to before me this 30th day of March, 2005. Notary Public My Commission Expires: 7/29/06 JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Elizabeth Ashley Evans 1511 Lethia Drive Nashville, TN 37206	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.073.13-0 Parcel No. 203.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joel R. Racheff and wife, Patricia C. Racheff,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Ashley Evans** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1511 Lethia Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Borrower(s), their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the recording of this deed.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of March, 2005.

Joel R. Racheff by Stephanie L. Dooley attorney in fact
Joel R. Racheff, BY: Stephanie L. Dooley, Attorney-In-Fact

Patricia C. Racheff by Stephanie L. Dooley attorney in fact
Patricia C. Racheff, BY: Stephanie L. Dooley, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephanie L. Dooley,** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **Joel R. Racheff and Patricia C. Racheff** and is authorized by the said **Joel R. Racheff and Patricia C. Racheff** to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 30th day of March, 2005.

My commission expires: _____

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 04/05/05 09:09 2 pgs
Fees:13.00 Taxes:512.45

20050405-0036747

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Mailan Heights as of record in Plat Book 1835, page 90, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joel R. Racheff and wife, Patricia C. Racheff by Warranty Deed dated April 30, 2004 from David J. Diehl and wife, Tina P. Diehl as Instrument Number 20040505-0051697, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4083, page 654, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1835, page 90, Register's Office for Davidson County, Tennessee.