# WARRANTY DEED

B-AMF-05-93

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2006

(AFFIX SEAL)

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 |
|---|---|---|
| Kip Abernathy | SouthStar Funding, LLC | |
| 93 Scott Avenue | (NAME) 400 Northridge Road, Suite 1000 | 83-6-A-7 |
| (ADDRESS) Nashville, Tennessee 37206 | (ADDRESS) Atlanta, GA 30350 | |
| (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 KIP ABERNATHY, 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:

Land in Davidson County, Tennessee, being Unit 7, 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 to Affordable Housing Resources, Inc. by Quitclaim Deed from The Home Company of Middle Tennessee, Inc. recorded August 16, 2004 in Instrument No. 20040816-0098925, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to The Home Company of Middle Tennessee, Inc. recorded October 18, 2002 in Instrument No. 20021018-0128163, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 93 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:

Title: Controller

Davidson County DEEDWARR
Recvd: 04/12/05 15:01 2 pgs
Fees:13.00 Taxes:761.83

20050412-0040545

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 himself 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 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, 2006

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903