Return to: Smith Shuler 1550C PLC
946 Conference Dr Ste 4
Goodlettsville TN 37072

Davidson County DEEDWARR
Recvd: 04/26/05 11:24 2 pgs
Fees:13.00 Taxes:639.88

20050426-0046383

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,940.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 10/15/06

(AFFIX SEAL)

WARRANTY DEED

G-CD-05-220

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
Michael W. Hughes	New South Federal Savings	
220 Solness Avenue (ADDRESS)	(NAME) 210 Automation Way (ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Birmingham, AL 35210 (CITY) (STATE) (ZIP)	49-9-A-19 CO

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 MICHAEL W. HUGHES AND WIFE, CARNELL H. HUGHES, 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 Lot 19, CREEKSIDE SUBDIVISION, as shown on plat of record in Instrument No. 20040122-0008741 with Surveyor's Certificate of Correction at Instrument No. 20041109-0135030, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Affordable Housing Resources, Inc. by Warranty Deed from Noah Horace Mann, Jr. and wife, Barbara E. Mann, recorded the 15th day of May, 2001 in Instrument No. 20010515-0050426, 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 in Instrument Number, 20040122-0008741; Instrument Number 20041109-0135030; Instrument Number 20030530-0073137; Instrument Number 20040426-0047292; Instrument Number 20020307-0028888; in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 220 Solness Avenue, Nashville, Tennessee 37218
(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 13th day of April, 2005.

Affordable Housing Resources

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, 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 him self as Controller.

Witness my hand and official seal at Nashville, TN on this 13th day of April 2005

NOTARY PUBLIC

My Commission Expires: 7/29/06

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