Davidson County DEEDWARR
Recvd: 06/08/05 09:00 3 pg
Fees:18.00 Taxes:776.63

20050608-0065276

WARRANTY DEED

G-CD-05-1919

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

William A. Graham
Affiant

Subscribed and sworn to before me, this 6th DAY OF June, 2005.

Connie Liggett
Notary Public

MY COMMISSION EXPIRES: 7/18/05
(AFFIX SEAL)

CONNIE LIGGETT NOTARY PUBLIC AT LARGE MAURY 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
Richard H. Quin	SAME	083-06-A Par 5
1919 Eastland Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		83.6 276.00
(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 RICHARD H. QUIN, A SINGLE PERSON, 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 5, SCOTT AVENUE TOWNHOMES Condominiums, as established under Master Deed of record in Instrument No. 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. (also see Exhibit A)

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 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 a) 2005 property taxes; b) Master Deed of record in Inst. No. 20050114-0005282; and amended in Inst. No. 20050126-0009812; said register's office; c) Charter of record in Inst. No. 20050114-0005281; said register's office, d) all matters appearing on plat of record in Book 332, Page 8, said register's office; and e) any and all existing easements and restrictions as shown of record but not mentioned herein.

unimproved ( )
This is improved (X) property, known as 1919 Eastland 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 3rd day of June, 2005.

Affordable Housing Resources, Inc.

BY: [signature]

ITS: Director of Housing Development

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Steve Neighbors,
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 Director of Housing Development of Affordable Housing Resources, Inc., the within named bargainor, a corporation, and that he as such Director of Housing Development being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by himself as Director of Housing Development.

Witness my hand and official seal at
Nashville, Tennessee
on this 3rd day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06

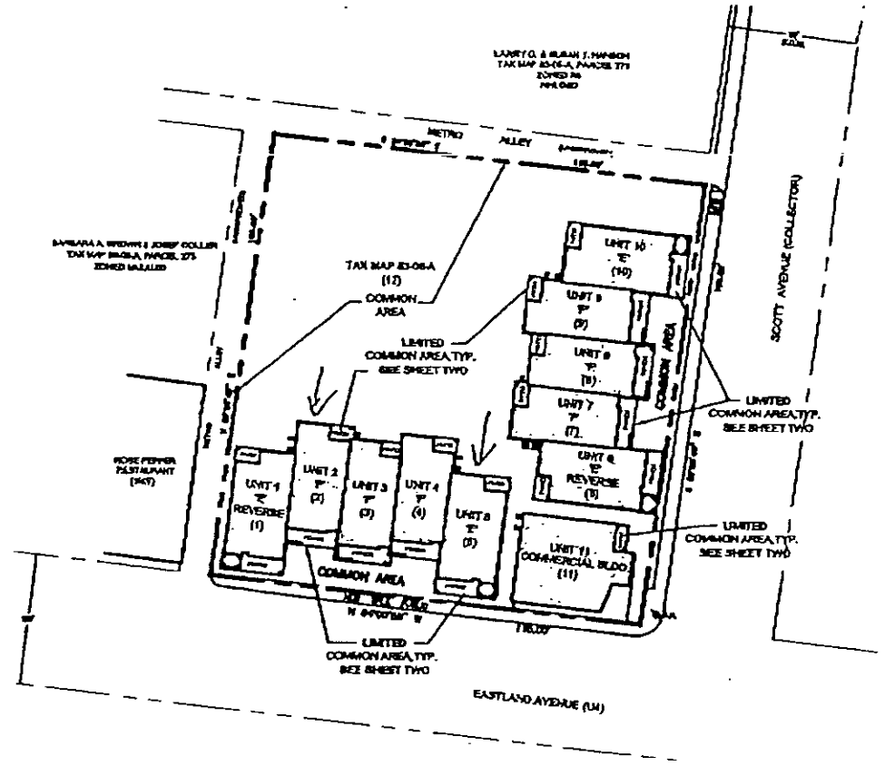
JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

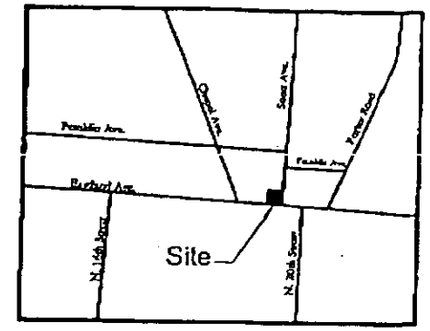
RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

EXHIBIT "A"





Vicinity Map NTS



UNIT	TYPE	TAX MAP	PARCEL	AREA IN S.F.+/-
UNIT 1	'E' (REV'D)	TAX MAP 83-06-A	PARCEL 1	AREA=1,455 S.F.+/-
UNIT 2	'F'	TAX MAP 83-06-A	PARCEL 2	AREA=1,360 S.F.+/-
UNIT 3	'F'	TAX MAP 83-06-A	PARCEL 3	AREA=1,360 S.F.+/-
UNIT 4	'F'	TAX MAP 83-06-A	PARCEL 4	AREA=1,350 S.F.+/-
UNIT 5	'E'	TAX MAP 83-06-A	PARCEL 5	AREA=1,455 S.F.+/-
UNIT 6	'E' (REV'D)	TAX MAP 83-06-A	PARCEL 6	AREA=1,455 S.F.+/-
UNIT 7	'F'	TAX MAP 83-06-A	PARCEL 7	AREA=1,350 S.F.+/-
UNIT 8	'F'	TAX MAP 83-06-A	PARCEL 8	AREA=1,350 S.F.+/-
UNIT 9	'F'	TAX MAP 83-06-A	PARCEL 9	AREA=1,350 S.F.+/-
UNIT 10	'E'	TAX MAP 83-06-A	PARCEL 10	AREA=1,455 S.F.+/-
UNIT 11	COMMERCIAL	TAX MAP 83-06-A	PARCEL 11	AREA=1,899 S.F.+/-

NOTE: AREAS REFER TO HEATED FLOOR SPACE

BOUNDARY EXHIBIT OF UNIT FOUNDATIONS
SCOTT AVENUE TOWNHOMES
(PARENT TAX MAP 83-6, PARCELS 276 & 277)
TAX MAP 83-6-A, PARCELS 1-12

6th COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
DATE: JANUARY 2005