Davidson County DEEDWARR
Recvd: 08/10/05 13:58 2 pgs
Fees:13.00 Taxes:475.99

20050810-0094901

WARRANTY DEED

G-VRE-05-617

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,647.00

Affiant

Subscribed and sworn to before me this 17th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

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
Costin D. Shamble	SunTrust Mortgage (NAME)	
517 Harold Prewett Drive (ADDRESS)	901 Semmes Ave (ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Richmond VA 23224 (CITY) (STATE) (ZIP)	70-01A 5.00 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 COSTIN D. SHAMBLE, 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 Lot 5, WEST HAMILTON PLACE, as shown on plat of record in Instrument No. 200208070094807, 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 by Quitclaim Deed from I.S.A., Inc. to Affordable Housing Resources, Inc. as recorded on the 13th day of August, 2002, in Instrument No. 20020813-0098029 and Warranty Deed from I.S.A., Inc. to Affordable Housing Resources, Inc. as recorded on the 3rd day of January, 2001 in Instrument No. 20010103-0000836, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) all matters appearing on plat of record in Inst. No. 20020807-0094807, said register's office; c) instruments of record in Inst. No. 20020619-0074235; Book 4517, Page 374; Book 4517, Page 377; Book 5093, Page 388; and Inst. No. 20011213-0137889, said register's officer; and e) any and all existing easements and restrictions as shown of record not mentioned herein.

unimproved ( )
This is improved (X) property, known as 517 Harold Prewett Drive, 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 17th day of June, 2005.

Affordable Housing Resources, Inc.

BY: _____

ITS: Controller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Robert Ogle, 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 Davidson County on this 17th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 4-25-06

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903