WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,574.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2005

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William Neely	Option One Mortgage	Map 049
212 Solness Ave.	22630 Davis Drive, Suite 300	Group 9-0-A
Nashville, TN 37218	Sterling, VA 20164-6400	Parcel 021.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Affordable Housing Resources, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William Neely, unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 21, on the Plan of Creekside Subdivision, of record in Instrument 20040122-0008741, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Affordable Housing Resources, Inc. by deed from Noah Horace Mann, Jr. and wife, Barbara E. Mann, of record in Instrument 20010515-0050426, dated May 1, 2001, Register's Office for said County.

This conveyance is subject to: (1) 2005 County Taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the plat of record in Instrument 20040122-0008741, said Register's Office, (3) Electrical Easement to Metro. Government of record in Book 6390, page 402, said Register's Office and (4) Storm Water Detention Agreement of record in Instr. 20020307-0028888, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 20030530-0073137, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 212 Solness Ave., Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 17th day of August, 2005.

Affordable Housing Resources, Inc.

BY: _____
Bob Ogle, Controller

Davidson County DEEDWARR
Recvd: 08/19/05 12:09 2 pgs
Fees:13.00 Taxes:653.32
20050819-0099037

FILE BOOK 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dan Eaton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Controller respectively of the Affordable Housing Resources, Inc. the within named bargainer, and corporation, and that he as such Controller being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Dan Eaton as such Controller.

Witness my hand and official seal at office at Nashville, Tennessee on this the 17th day of August, 2005.

My Commission Expires: ~~1/27/07~~ 1/24/09

Notary Public



FILE BOX 45