Davidson County DEEDWARR
Recvd: 08/25/05 16:03 2 pgs
Fees:13.00 Taxes:454.73

20050825-0101987

WARRANTY DEED

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires April 25, 2006

B-CD-05-500

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Kay Arbogast
Affiant

Subscribed and sworn to before me, this 23rd DAY OF August, 2005.

Notary Public

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

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
Shane M. Winfree	First Bank	
500 Harold Prewett Drive	(NAME) 200 4th Avenue North, Ste. 100	
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) Nashville, TN 37219	70-1-A-18 CO
(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 SHANE M. WINFREE AND WIFE, AUTUMN M. WINFREE, 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 18, WEST HAMILTON PLACE, as shown on plat of record in Instrument No. 20020807-0094807, 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., from I.S.A., Inc. by Quitclaim Deed recorded August 13, 2002, in Instrument No. 20020813-0098029, and by Warranty Deed recorded January 3, 2001, in Instrument No. 20010103-0000836, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deeds recorded October 6, 2004 from Susie Louise Mayberry Smith and husband, Allen Winston Smith, Jr. in Instrument No. 20041006-0120824; from I.S.A., Inc. in Instrument No. 20041006-0120825; and from Elveta V. Taylor, unmarried in Instrument No. 20041006-0120826, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Inst. No. 20020807-0094807; Inst. No. 20020619-0074235; Inst. No. 20011213-0137889; Book 4517, Page 374; Book 4517, Page 377; and Book 5093, Page 388; said register's office; and c) any and all easements of record in the register's office.

unimproved ( )
This is improved (X) property, known as 500 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 23rd day of August, 2005.

Affordable Housing Resources, Inc.

BY: Robert Ogle

ITS: Corporator

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, TN
on this 23rd day of August, 2005.

NOTARY PUBLIC

My Commission Expires: _____

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903