FILE BOX 45

WARRANTY DEED

G-CD-05-508

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,900.00

Melissa R. White
Affiant

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

Jamie Crutchfield
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 3/31/07

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Teresa R. Booker	1st Trust BAnk of Savings	
508 Harold Prewett Drive (ADDRESS)	P.O. Box 17257 (NAME)	70-1-A-16 CO
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (ADDRESS) (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 TERESA R. BOOKER, 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 16, 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; b) instruments of record in Inst. No. 20020807-0094807; Inst. No. 20020619-0074235; Inst. No. 20011213-0137889; Book 4517, Page 374; Book 4517, Page 372; and Book 5093, Page 388, said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 508 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 September, 2005.

Affordable Housing Resources, Inc.

BY:

ITS: EXECUTIVE DIR.

Davidson County DEEDWARR
Recvd: 09/27/05 13:52 2 pgs
Fees:13.00 Taxes:447.33

20050927-0116072

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, E. D. Latimer, 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 Executive director of Affordable Housing Resources, Inc., the within named bargainor, a corporation, and that he as such Executive Director 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 Executive Director.

Witness my hand and official seal at Davidson County, TN on this 23rd day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 4-25-06

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