JOHN C. WEAVER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-CD-05-1825

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(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
Dorothy M. Nelson	CTX Mortgage Company	
1825 Hermosa Street (ADDRESS)	801 94th Avenue North (ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (CITY) (STATE) (ZIP)	92-7-50.00

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 DOROTHY M. NELSON, AN UNMARRIED WOMAN, 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 NO. 15 ON THE PLAN OF C. R. BADOUX SUBDIVISION OF PART OF LOT NO. 14 HARDING LYTLE TRACT AS OF RECORD IN BOOK 161, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 15 FRONTS 40 FEET ON THE SOUTHERLY SIDE OF HERMOSA STREET AND RUNS BACK BETWEEN PARALLEL LINES 159 FEET TO AN ALLEY AT THE REAR ON WHICH IT MEASURES 40 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY BY QUITCLAIM DEED FROM THE NASHVILLE HOMESTEAD CORPORATION, RECORDED ON THE 29TH DAY OF JUNE, 2001 IN INSTRUMENT NO. 20010629-0069311, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Further being the same property conveyed to Affordable Housing Resources, Inc., by Quitclaim Deed from Metropolitan Development and Housing Agency, of record in Inst. No. 20051007-0121685, said register's office.

This conveyance is subject to a) 2005 property taxes; b) plat of record in Book 161, Page 41, 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 1825 Hermosa Street, Nashville, Tennessee 37208
(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 16th day of September, 2005.

Affordable Housing Resources, Inc.

BY:

ITS:

Davidson County DEEDWARR
Recvd: 10/07/05 14:46 2 pgs
Fees:13.00 Taxes:425.13

20051007-0121686

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 Nashville, TN on this 16th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903