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#321

Southern Land Title & Escrow
934 Oldham Dr., Suite 100-A
Nolensville, TN 37135
Phone: 615-776-7461

2nd

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

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

Notary Public

My Commission Expires MAR. 31, 2007

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

G-AHR-05-4849

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
Martha Lupai	(New Owner)	
	(NAME)	
4849 Terragon Trail		148-8-A-32.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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 MARTHA LUPAI, 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 71, QUIET CREEK, PHASE TWO, SECTION ONE, as shown on plat of record in Instrument No. 20040106-0002099, 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., a Tennessee non-profit corporation by Quitclaim Deed from AHR Development, Inc., a Tennessee non-profit corporation, recorded on the 10th day of June, 2003 in Instrument No. 20030610-0079775, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2005 property taxes; b) instruments of record in Inst. No. 20040106-0002099; Inst. No. 20030122-0008972; Inst. No. 20030624-0086850; Inst. No. 20030124-0010181; Inst. No. 20030114-0005586; Inst. No. 20030122-0008973; Book 6213, Page 659; Book 7043, Page 228; Book 7043, Page 231; Book 7760, Page 890; Inst. No. 20020307-0028886; Inst. No. 20010214-0014231; Book 6813, Page 456; and Book 6813, Page 459, 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 4849 Terragon Trail, Antioch, Tennessee 37013
(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 November, 2005.

Affordable Housing Resources, Inc.

BY: _____

ITS: Controller

Davidson County DEEDWARR
Recvd: 11/23/05 14:19 2 pg
Fees:13.00 Taxes:462.13

20051123-0141991

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 16th day of November, 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

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Nolensville, TN 37135
Phone: 615-776-7461

RETURN TO:

~~2012 21st Avenue South~~
Nashville, TN 37212

~~615.383.2903~~