WARRANTY DEED

B-AHR-05-4845

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,256.00

Jorge A. Rubio
Affiant

Subscribed and sworn to before me, this 20th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Jorge A. Rubio	Affordable Housing Resources,	
4845 Terragon Trail (ADDRESS)	1011 Cherry Avenue (NAME) (ADDRESS)	148-8-A-28 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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 JORGE A. RUBIO AND wife AMY COBURN, 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 Davidson County, Tennessee, being Lot 67, 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 Quit Claim 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; which have been prorated and assumed by the grantor(s) herein; 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; Inst. No. 20010214-0014231; said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

Davidson County DEEDWARR
Recvd: 12/27/05 10:52 2 pgs
Fees:13.00 Taxes:470.85
20051227-0153710

unimproved ( )
This is improved (X) property, known as 4845 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 20th day of December, 2005.

Affordable Housing Resources, Inc.

BY: Robt Ogle

ITS: CONTROLLER

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,, 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 20th day of December, 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