Box 5

WARRANTY DEED

G-AHR-05-4841

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/26/09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC 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
Jaime Martinez	Southeast Financial FCU	
4841 Terragon Trail (ADDRESS)	444 James Robertson Pkwy. (NAME)	148-8-A-270 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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 JAIME MARTINEZ, 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 66, 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) 2006 property taxes, which have been prorated and assumed by the grantee(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. 20020307-0008886; Book 6813, Page 456; Book 6813, Page 459; and Inst. No. 20010214-0014231; 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 4841 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 18th day of January, 2006.

Affordable Housing Resources, Inc.

BY: _____

ITS: CONTROLLER

Davidson County DEEDWARR
Recvd: 01/20/06 09:38 2 pgs
Fees:13.00 Taxes:465.83

20060120-0007593

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 18th day of January, 2006.

NOTARY PUBLIC

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903