STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR TRANSACTION IS $ 85,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: MAY 16, 2006

NOTARY PUBLIC

COMMISSION EXPIRES: 8-16-09

CHAD ANTHONY WILSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires

Davidson County DEEDWARR
Recvd: 05/26/06 12:32 2 pgs
Fees:13.00 Taxes:314.50

20060526-0062310

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

MAXIMUM TITLE, LLC
612 OLIVE BRANCH ROAD
SMYRNA, TENNESSEE 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
TIFFANY LITTLEJOHN 634 Poplar Place Nashville, TN, 37216	SAME	061.05-0A-091.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

RHONDA F. HUNT, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

TIFFANY LITTLEJOHN, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE EXHIBIT A.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 7534, PAGE 591; BOOK 7548, PAGE 612; BOOK 8036, PAGE 175; BOOK 8679, PAGE 984, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS: 634 Poplar Place, Nashville, TN, 37216

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Subject to any and all plats, easements, restrictions, and other matters of record.

WITNESS, this day on MAY 16, 2006.

RHONDA F. HUNT

Borrower(s), their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the recording of this deed.

(i) The Federal Home Loan Bank of Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale or refinancing of the unit occurring prior to the end of the Retention Period.

(ii) In the case of a sale prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the sale of the unit after deduction for sales expenses, unless the purchaser is a low- or moderate-income household as defined in the applicable Federal Housing Finance Board regulations for the AHP; and

(iii) In the case of a refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the occupying household has owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the refinancing, unless the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), {"), (iii), and (iv) contained herein.

(iv) The obligation to repay Subsidy to the Bank shall terminate after any foreclosure.

INDIVIDUAL NOTARY ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rhonda F. Hunt with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on May 16, 2006

Notary Public

Commission Expires: 8-16-09



Exhibit A.

Land in Davidson County, Tennessee, Being Unit No. 80, Condominium Site Plan of Phase IV on the Plan of Poplar Glen of record in Plat Book 7900, page 392, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rhonda F. Hunt, a single person, by virtue of a Warranty Deed dated October 18, 2001 of record as Instrument No. 20011023011 5779, Register's Office for Davidson County, Tennessee.

Property is known as 634 Poplar Place, Nashville, TN, 37216