Davidson County DEEDWARR
Recvd: 06/02/06 14:37 2 pgs
Fees:13.00 Taxes:629.30

20060602-0065335

WARRANTY DEED

G-SUN-06-228

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,080.00

Barbara A. Smith
Affiant

Subscribed and sworn to before me, this 19th DAY OF May, 2006

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara A. Smith	SunTrust Mortgage, Inc.	
228 Solness Drive	(NAME) 201 4th Avenue North, 7th Floor	49-9-A-17 CO
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37219	
(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 BARBARA A. SMITH, UNMARRIED, 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:

Lot 17, CREEKSIDE Planned Unit Development, as shown on plat of record in Instrument No. 20040122-0008741 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. by Warranty Deed from Noah Horace Mann, Jr. and wife, Barbara E. Mann, recorded on the 15th day of May, 2001 in Instrument No. 20010515-0050426, 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. 20040122-0008741; Inst. No. 20030530-0073137; Inst. No. 20040426-0047292; Inst. No. 20020307-0028888; Inst. No. 20041109-0135030; 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 228 Solness Drive, Nashville, Tennessee 37218
(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 19th day of May, 2006.

Affordable Housing Resources, Inc.

BY: _____

ITS: Controller

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of May, 2006, before me personally appeared Robert Ogle, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Controller of Affordable Housing Resources, Inc., the within named bargainor, a corporation, and that he/she as such Controller executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of May, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

RITA B. MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903