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Rudy Title 48-A

Davidson County DEEDWARR
Recvd: 11/15/06 09:18 2 pgs
Fees:13.00 Taxes:565.73
20061115-0141668

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/22/2009

(AFFIX SEAL)

WARRANTY DEED

DIANE MANN WILLIAMSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

G-AHR-06-5304

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
James R. Osborne	CTX Mortgage Co., LLC	Out of 049-09-0
5304 Buena Vista Pike	(NAME) 801-94th Avenue North	A 005.00CO
(ADDRESS) Nashville, TN 37218	(ADDRESS) St. Petersburg, FL 33702	49-9-A-5 CO
(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 JAMES R. OSBORNE AND WIFE, AUGUSTA B. OSBORNE, 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 5, CREEKSIDE SUBDIVISION, 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 any and all existing easements and restrictions as shown of record including those of record in Instrument Number 20040122-0008741; 20030530-0073137; 20040426-0047292; 20020307-0028888; and 20041109-0135030, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5304 Buena Vista Pike, 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 8th day of November, 2006.

Affordable Housing Resources

BY: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of November, 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 8th day of November, 2006.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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