Davidson County DEEDWARR
Recvd: 12/14/06 10:37 2 pgs
Fees:13.00 Taxes:539.83

20061214-0154179

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-AHR-06-5312

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,900.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

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
Terrie L. Nelson	Taylor, Bean, and Whittaker	
5312 Buena Vista Pike	(NAME) 1417 N. Magnolia Avenue	49-9-A-001.00 CO
(ADDRESS) Nashville, TN 37218	(ADDRESS) Ocala, FL 34475	
(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 ***, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERRIE L. NELSON AND CECIL G. NELSON, WIFE AND HUSBAND, 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:

*** **Affordable Housing Resources, Inc.**

Land in Davidson County, Tennessee, being Lot 1, 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 a) 2006 property taxes; 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 5312 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 29th day of November, 2006.

Affordable Housing Resources, Inc.

BY: _____

ITS: Controller

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th 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 29th day of November, 2006.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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