WARRANTY DEED

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

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

Grace K. Sharpe
Affiant

Subscribed and sworn to before me, this 30th DAY OF January, 2007.

Notary Public

G-AHR-07-0233

MY COMMISSION EXPIRES:
(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
Grace K. Sharpe	CTX Mortgage Company, LLC	
233 Treutland Avenue	(NAME) 3100 McKinnon Corp Closing, 2nd Floor	82-11-50
(ADDRESS) Nashville, TN 37207	(ADDRESS) Dallas, TX 75201	
(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 GRACE K. SHARPE, AN UNMARRIED WOMAN, 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:

A VACANT RESIDENTIAL LOT IN DAVIDSON COUNTY, TENNESSEE, KNOWN AS 233 TREUTLAND STREET. SAID LOT BEING THE EAST 21 FEET OF LOT NO. 82 AND THE WEST 21 FEET OF LOT NO. 83 ON THE MAP OF BRYAN'S ADDITION TO EDGEFIELD OF RECORD IN BOOK 21, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY. SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 42 FEET ON THE NORTH SIDE OF TREUTLAND STREET, ALSO KNOWN AS TREUTLAND AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO AFFORDABLE HOUSING RESOURCES, INC. BY QUITCLAIM DEED FROM THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, RECORDED ON THE 21ST DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060421-0045834, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Book 21, Page 63; 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 233 Treutland Avenue, Nashville, Tennessee 37207
(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 30th day of January, 2007.

Affordable Housing Resources, Inc.

BY: _____

ITS: Corporator

Davidson County DEEDWARR
Recvd: 02/06/07 15:10 2 pgs
Fees:13.00 Taxes:465.83

20070206-0015707

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of January, 2007, 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 30th day of January, 2007.

Notary Public

My Commission Expires:

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

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