# WARRANTY DEED

R-AH-07-0416

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

JOHN GLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**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 |
|---|---|---|
| Stephanie L. Thomas | Key Financial Corporation | |
| 416 Vail View Drive (ADDRESS) | 3631 131st Avenue North (ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Clearwater, FL 33762 (CITY) (STATE) (ZIP) | 50-16-A-43 CO |

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 STEPHANIE L. THOMAS, 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:

Land in Davidson County, Tennessee, being Lot 43, SKYLINE VILLAGE, as shown on plat of record in Instrument No. 20050418-0042718, 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 AshCar Development, a Tennessee Partnership, recorded on the 27th day of November, 2001 in Instrument No. 20011127-0129092, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Inst. No. 20050418-0042718; Book 2331, Pages 54 and 55; Inst. No. 20020107-0002447; Inst. No. 20060610-0079895; Book 6190, Page 646; Book 6161, Page 257; Book 10558, Page 218; 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 416 Vail View Drive, 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 7th day of June, 2007.

Affordable Housing Resources, Inc.

BY: _____

ITS: Contract

Davidson County DEEDWARR
Recvd: 06/13/07 09:59 2 pgs
Fees:13.00 Taxes:547.60

20070613-0070727

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of June, 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 7th day of June, 2007.

Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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