Realty Title Box 484

Davidson County DEEDWARR
Recvd: 11/15/07 08:07 2 pgs
Fees:13.00 Taxes:464.72

20071115-0133832

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,660.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 22, 2010

R-AHR-07-2716

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
George Featherston	Countrywide Bank, FSB	
2716 Hydes Ferry Road (ADDRESS)	8511 Fallbrook Avenue, Mail Stop WH-83 (NAME)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	West Hills, CA 91304 (ADDRESS) (CITY) (STATE) (ZIP)	80-12-116

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 GEORGE FEATHERSTON, 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, RIVER MEADOWS, SECTION 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 11700, PAGE 21, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO AFFORDABLE HOUSING RESOURCES, INC. BY QUITCLAIM DEED FROM ERECH T. COTTON RECORDED SEPTEMBER 19, 2007 IN INSTRUMENT NO. 20070919-0112164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN PLAT BOOK 11700, PAGE 21; BOOK 4488, PAGE 656; BOOK 7586, PAGE 835; BOOK 3675, PAGE 518; 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 2716 Hydes Ferry Road, 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 9th day of November, 2007.

Affordable Housing Resources, Inc.

BY: _____

ITS: Deputy Director

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of November, 2007, before me personally appeared Janiro Hawkins, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Deputy Director of Affordable Housing Resources, Inc., the within named bargainor, a corporation, and that he/she as such Deputy Director executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of November, 2007.

_____
Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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