Davidson County DEEDWARR
Recvd: 02/13/08 10:10 2 pgs
Fees:13.00 Taxes:447.33

20080213-0014425

WARRANTY DEED

B-THC-08-2009

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,900.00

Terry Dean Smith
Affiant

Subscribed and sworn to before me this 8th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

ADAM F. KNOX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

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
Terry Dean Smith	Guaranty Trust Company	
2009 Quiet Creek Court (ADDRESS)	P.O. Box 1218 (NAME) (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133 (CITY) (STATE) (ZIP)	148-8-A-35.00CO

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 TERRY DEAN SMITH, AN UNMARRIED MAN, 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 50, QUIET CREEK, PHASE TWO, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20040106-0002099, 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., A TENNESSEE NON-PROFIT CORPORATION BY QUITCLAIM DEED FROM AHR DEVELOPMENT, INC., A TENNESSEE NON-PROFIT CORPORATION, RECORDED ON THE 10TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030610-0079775, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6213, PAGE 359; BOOK 7043, PAGE 228; BOOK 7043, PAGE 231; BOOK 7760, PAGE 890; BOOK 6813, PAGE 456; BOOK 6813, PAGE 459; INSTRUMENT NO. 20040106-0002099, 20030122-0008972, 20030624-0086850, 20030124-0010181, 20030114-0005586, 20030122-0008973, 20020307-0028886, 20010214-0014231, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2009 Quiet Creek Court, Antioch, Tennessee 37013
(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 5th day of February, 2008.

Affordable Housing Resources

BY: _____

ITS: Authorized Signor

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of February, 2008, before me personally appeared Frank Lattimer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Signor of Affordable Housing Resources, the within named bargainor, a corporation, and that he/she as such Authorized Signor executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of February, 2008.

_____
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