Davidson County DEEDWARR
Recvd: 04/08/08 12:10 2 pg
Fees:13.00 Taxes:510.23

20080408-0035497

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2008.

Notary Public

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

B-RM-08-2040

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
Takanya N. Battle	Realty Mortgage Corporation	
2040 Lombardia Lane	215 Katherine Drive	
Madison, TN 37115	Flowood, MS 39232	43-14-B-35CO
(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 TAKANYA N. BATTLE, 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 35, LANIER PARK, PHASE ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20021022-0129511, 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 OLIVER H. DALE AND ROBERT SLATE, DIANE D. HAVILAND AND DEBORAH D. CARTER, RECORDED ON THE 20TH DAY OF APRIL, 2001 IN INSTRUMENT NO. 20010420-0039323, 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 ~~—~~, PAGE ~~—~~; AS INSTRUMENT 20021022-0129511, 20020619-0074290, 20070813-0096820, 20060615-0071685, 20060615-0071684, AND 20020307-0028887, 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 2040 Lombardia Lane, Madison, Tennessee 37115
(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 31st day of March, 2008.

Affordable Housing Resources, Inc.

BY: _____
Frank Latimer

ITS: Director

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of March, 2008, before me personally appeared Frank Latimer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Director of Affordable Housing Resources, Inc., the within named bargainor, a corporation, and that he/she as such Director executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of March, 2008.

_____
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