Davidson County DEEDWARR
Recvd: 05/02/08 10:15 2 pgs
Fees:13.00 Taxes:177.60

20080502-0044983

WARRANTY DEED

B-AHR-08-0435

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/9/12
(AFFIX SEAL)

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

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
Jesse D. Betty	Jesse D. Betty	
435 East Trinity Lane	(NAME) 2515 Jones Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37207	71-8-106
(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 JESSE D. BETTY AND SHIRLEY I. BETTY, 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 PART OF LOT NO. 194 ON THE PLAN OF JOYWOOD HEIGHTS, SECTION 1, OF RECORD IN BOOK 1130, PAGE 91, AND DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN KOHL AND COMPANY DATED SEPTEMBER 27, 1984 AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF JONES AVENUE, SAID POINT BEING A COMMON CORNER BETWEEN LOT NO. 193 AND THE WITHIN DESCRIBED LOT NO. 194; THENCE AROUND A SLIGHT CURVE 10.9 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY RIGHT OF WAY OF EAST TRINITY LANE, AS CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE, AND DAVIDSON COUNTY THIRD CIRCUIT COURT, BY INSTRUMENT OF RECORD IN BOOK 6132, PAGE 427, REGISTER'S OFFICE FOR SAID COUNTY, THE SAME BEING THE BEGINNING OF A CURVE HAVING A RADIUS OF 30 FEET THENCE AROUND SAID CURVE 46.9 FEET, MORE OR LESS, TO A POINT; THENCE WESTWARDLY 37.2 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING THE SOUTHERLY COMMON CORNER OF LOT NO. 195 AND THE WITHIN DESCRIBED LOT NO. 194: THENCE NORTHWARDLY 205 FEET MORE OR LESS, TO A POINT; SAID POINT BEING THE NORTHERLY COMMON CORNER OF LOT NO. 195 AND THE WITHIN DESCRIBED LOT NO. 194; THENCE EASTWARDLY 66 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO AFFORDABLE HOUSING RESOURCES, INC. BY QUITCLAIM DEED FROM THE RESOURCE FOUNDATION, INC., RECORDED ON THE 21ST DAY OF MAY, 2001 IN INSTRUMENT NO. 20010521-0052263, 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 1130, PAGE 91; 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 435 East Trinity Lane, 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 24th day of April, 2008.

Affordable Housing Resources, Inc.

BY: _____

Frank Latimer

ITS: Authorized Signor

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of April, 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 Authorized Signor of Affordable Housing Resources, Inc., 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 24th day of April, 2008.

_____

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2803