RECORD & RETURN TO:
Southern Title Services
1517 Hunt Club Blvd #100
Gallatin, TN 37066

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

B-AFH-08-1913

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF July, 2008.

Kim Gillespie
Notary Public

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

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
Anthony Blackman	JPMorgan Chase Bank	
1913 Terragon Court	(NAME) 700 Kansas Lane	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Monroe, LA 71203-4774	148-8-A-45.00 CO
(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, I/we AFFORDABLE HOUSING RESOURCES, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANTHONY BLACKMAN, A MARRIED 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 60, 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) 2008 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN INST. NO. 20040106-0002099; INST. NO. 20030122-0008972; INST. NO. 20030624-0086850; INST. NO. 20030124-0010181; INST. NO. 20030114-0005586; BOOK 6213, PAGE 659; BOOK 7043, PAGE 228; BOOK 7043, PAGE 231; BOOK 7760, PAGE 890; INST. NO. 20030122-0008973; INST. NO. 20020307-0028886; INST. NO. 20010214-0014231; BOOK 6813, PAGE 456; AND BOOK 6813, PAGE 459; 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 1913 Terragon 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.

Davidson County DEEDWARR
Recvd: 07/18/08 10:51 2 pg
Fees:13.00 Taxes:459.90
20080718-0073779

Witness my/our hand(s) this 7th day of July, 2008.

Affordable Housing Resources, Inc.

BY: _____

ITS: Director

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of July, 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 7th day of July, 2008.

_____
Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Eddy Title and Escrow
2012 Broadway South
Nashville, TN 37212
Phone: (615)383-2903