Davidson County DEEDWARR
Recvd: 09/23/08 08:05 2 pgs
Fees:13.00 Taxes:532.43

20080923-0096584

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $143,900.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF September, 2008

Notary Public

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

ADAM CAFFEE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

B-CTX-08-636

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
Jonathan B. Spencer	CTX Mortgage Company, LLC	
636 East Vailview Court	(NAME) 3100 McKinnon, Corp. Closing 5th Floor	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Dallas, TX 75201	50-16A-29.00 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, we AFFORDABLE HOUSING RESOURCES, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN B. SPENCER AND RONKE A. SPENCER, HUSBAND AND WIFE, 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 29, SKYLINE VILLAGE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050418-0042718, 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 ASHCAR DEVELOPMENT, A TENNESSEE PARTNERSHIP, RECORDED ON THE 27TH DAY OF NOVEMBER, 2001 IN INSTRUMENT NO. 20011127-0129092, 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. 20050418-0042718; INST. NO. 20070705-0080250; BOOK 10558, PAGE 218; BOOK 6029, PAGE 20; BOOK 6161, PAGE 257; BOOK 6190, PAGE 646; INST. NO. 20011127-0129091; AND INST. NO. 20030610-0079895; 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 636 East Vailview Court, 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 18th day of September, 2008.

Affordable Housing Resources, Inc.

BY: _____

ITS: Director

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of September, 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 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 18th day of September, 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)383-2903