Davidson County DEEDWARR
Recvd: 01/06/09 14:01 2 pgs
Fees:13.00 Taxes:125.80
20090106-0001322

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Affiant

Subscribed and sworn to before me this 5th DAY OF January, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

G-AH-08-612

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
Danny T. Eaton	Danny T. Eaton	
1160 Kimberly Drive (ADDRESS)	1160 Kimberly Drive (NAME) (ADDRESS)	50-16A
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	34.00 CO & 35.00 CO

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 DANNY T. EATON D/B/A VINTAGE BUILDERS, 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:

612 EAST VAILVIEW COURT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 35, 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.

616 EASTVAILVIEW COURT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 34, 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. 20070715-0080250; BOOK 10558, PAGE 218; BOOK 6029, PAGE 20; BOOK 6161, PAGE 257; BOOK 6190, PAGE 646; INST. NO. 20011127-0129091; INST. NO. 20030610-0079895; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 612 East Vailview Court and 616 East Vailview Ct, 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 5th day of January, 2009.

Affordable Housing Resources, Inc.

BY: _____

ITS: Director

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of January, 2009, 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 5th day of January, 2009.

_____
Notary Public

ADAM TREVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TN

My Commission Expires: 9/3/12

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903