BILL GARRETT, Davidson County
Trans:T20090044338 DEEDWARR
Recvd: 07/01/09 15:27 3 pgs
Fees:17.00 Taxes:0.00
20090701-0061539

**MDHA is tax exempt**

# WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

B-AHR-09-MOSS

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(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 |
|---|---|---|
| Metropolitan Development and Housing Agency | Metropolitan Development and Housing Agency (NAME) | |
| 701 South 65th St (ADDRESS) | 701 South 65th St (ADDRESS) | 163-3.00, 163-402.00, |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Nashville, TN 37206 (CITY) (STATE) (ZIP) | 163-403.00 |

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 METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, 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:

SEE ATTACHED EXHIBIT "A"

unimproved ( X )
This is improved ( ) property, known as Moss Road, 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.

Witness my/our hand(s) this 30th day of June, 2009.

Affordable Housing Resources, Inc.

BY: _____

ITS: CEO

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 30th day of June, 2009, before me personally appeared E.D. Latimer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the CEO of Affordable Housing Resources, Inc., the within named bargainor, a corporation, and that he/she as such CEO executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of June, 2009.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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

**EXHIBIT "A"**

Being a tract of land lying in the First Civil District, Twenty-ninth Councilmanic District, Davidson County, Tennessee. Said tract being P.U.D. Tract No. 1 Parcel 1 and P.U.D. Tract No. 2 Parcel 2 of Hickory Highlands, recorded in Deed Book 7976, Page 579, and being more particularly described as follows:

COMMENCING from a found iron rod on the Southerly margin of Moss Road. Said iron rod being the Northwest corner of Lot 38 on the plan of Hickory Highland Place, Phase 1, recorded in Plat Book 9700, Page 189; thence, S 85 degrees 15' 52" E, 225.38 feet to a set iron rod on the Northerly margin of Moss Road, being the Southeast corner of the Leslie M. Bobb and David A. Pratt property, recorded in Deed Book 11663, Page 377, and being the POINT OF BEGINNING for the herein described tract; THENCE, leaving said margin, N 01 degrees 56' 29" E, 470.66 feet to a found iron pipe at a 24" silver maple tree; THENCE, N 06 degrees 40' 38" E, 544.94 feet to a found iron pipe, the common Northeast corner of the Peggy Jeanne W. Lonas property, recorded in Deed Book 10202, Page 944, and the Southeast corner of the Salley M. Jones property, recorded in Deed Book 9836, Page 802; THENCE, N 07 degrees 39' 13" E, 342.54 feet to a found metal stake in the Southerly line of the Jimmy L. Massey and Brenda H. Massey property, recorded in Deed Book 10166, Page 203; THENCE, S 82 degrees 47' 21" E, 781.02 feet to a found iron rod in the West line of the Mignonette S. York, recorded in Deed Book 2641, Page 596; THENCE, S 06 degrees 56' 04" W, 751.41 feet to a found iron rod; THENCE, S 83 degrees 47' 28" E, 563.05 feet to an existing fence post on the Northerly margin of Moss Road; THENCE, with said margin along a curve to the left, having a delta angle of 07 degrees 34' 54", a radius of 736.20 feet, a tangent of 48.78 feet, an arc length of 97.42 feet, and a chord bearing and distance of S 53 degrees 45' 45" W, 97.35 feet to a set iron rod; THENCE, S 49 degrees 58' 18" W, 520.21 feet to a set iron rod; THENCE, along a curve to the right, having a delta angle of 57 degrees 35' lO", a radius of 691.18 feet, a tangent of 379.87 feet, an arc length of 694.68 feet, and a chord bearing and distance of N 78 degrees 45' 48" E, 665.81 feet to a set iron rod; THENCE, N 72 degrees 26' 39" W, 250.57 feet to the POINT OF BEGINNING, and containing 28.33 Acres or 1,233,881 Square Feet, more or less.

Being the same property conveyed to AFFORDABLE HOUSING RESOURCES, INC. by deed from J.E. STEVENSON, TRUSTEE of record in Instrument 200305300073287 on 05/30/2003 and filed for record on 05/30/2003, Register's Office for DAVIDSON County.

This conveyance is subject to a) 2009 Property Taxes; b) instruments of record in Inst. No. 20080219-0015988; Book 6301, Page 745; Book 9659, Page 14; Book 256, Page 368, Book 1207, Page 530, Book 1784, Page 300, Book 2105, Page 428, Book 2203, Page 575, Book 2740, Page 188, Book 2875, Page 299, Book 6196, Page 135, Book 6254, Page 487, Book 7031, Page 51, Book 7453, Page 445, Book 7453, Page 460, Book 7465, Page 739, Book 7465, Page 756, Book 7597, Page 679, Book 7632, Page 962, Book 7666, Page 151, and Book 10319, Page 987; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.