07

KEITH TITLE

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-HDH-09-0904

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-7-2012
(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
Kimberly K. Pace	REGIONS BANK	
904 Locklayer Street	(NAME) 2050 PARKWAY OFFICE CIRCLE	
(ADDRESS) Nashville, TN 37208	(ADDRESS) BIRMINGHAM, AL 35244	82-13-60.00
(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 KIMBERLY K. PACE, AN UNMARRIED WOMAN, 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 26, BLOCK B, BRANSFORD REALTY COMPANY'S NORTH HILL ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 72, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM RICHARD LEE PAINTER, JR. AND WIFE, MELINDA R. PAINTER TO AFFORDABLE HOUSING RESOURCES, INC. AS RECORDED ON THE 13TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050513-0054313 AND WARRANTY DEED FROM AFFORDABLE HOUSING RESOURCES, INC. TO RICHARD LEE PAINTER, JR. AND MELINDA R. PAINTER, HUSBAND AND WIFE AS RECORDED ON THE 21ST DAY OF JULY, 2004 IN INSTRUMENT NO. 20040721-0087531, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 72; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 904 Locklayer Street, Nashville, Tennessee 37208
(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.

BILL GARRETT, Davidson County
Trans:T20090061047 DEEDWARR
Recvd: 09/04/09 10:25 2 pgs
Fees:13.00 Taxes:573.50
20090904-0083433

Witness my/our hand(s) this 28th day of August, 2009.

Affordable Housing Resources, Inc.

BY: _____

ITS: CEO

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of August, 2009, before me personally appeared Eddie Lafevor, 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 28th day of August, 2009.

_____
Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Realty Title and Escrow
2017 Eastland South
Nashville, TN 37212
Phone: (615) 383-2903

After recording return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067