WARRANTY DEED

R-VRES-10-1405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR 9, 2012

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL
Carlos Terrell	First Guaranty Mortgage Corporation	
1905 Terragon Court	(NAME) 8180 Greensboro Drive, Suite 500	
(ADDRESS) Antioch, TN 37013	(ADDRESS) McLean, VA 22102	148-8-A-43.00 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 CARLOS TERRELL AND TONYA TERRELL, 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 58, 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) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20040106-0002099; INSTRUMENT NO. 20030122-0008972; INSTRUMENT NO. 20030624-0086850; INSTRUMENT NO. 20030124-0010181; INSTRUMENT NO. 20030114-0005586; BOOK 6213, PAGE 659; BOOK 7043, PAGE 228; BOOK 7043, PAGE 231; BOOK 7760, PAGE 890; INSTRUMENT NO. 20030122-0008973; INSTRUMENT NO. 20020307-0028886; INSTRUMENT NO. 20010214-0014231; BOOK 6813, PAGE 456; BOOK 6813, PAGE 459; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1905 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.

BILL GARRETT, Davidson County
Trans:T20100029941 DEEDWARR
Recvd: 05/18/10 14:30 2 pgs
Fees:13.00 Taxes:418.10
20100518-0038352

Witness my/our hand(s) this 13th day of May, 2010.

Affordable Housing Resources, Inc.

BY: _____

ITS: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of May, 2010, 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 Authorized Agent of Affordable Housing Resources, Inc., the within named bargainor, a corporation, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of May, 2010.

_____
Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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