THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20120007130 DEEDWARR
Recvd: 01/30/12 14:59 2 pgs
Fees:13.00 Taxes:407.00

20120130-0008472

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Hargrett	First Community Mortgage	MAP 81-16
928 Phillips Street	275 Robert Rose Drive	PARCEL 666
Nashville, TN 37208	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Affordable Housing Resources, Inc., a Tennessee Not-For-Profit Corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Hargrett, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly part of Lot number 5 on the plan of Haslam's Addition to Nashville, as of record in Book 21, page 17, Register's Office for Davidson County, Tennessee, and in Minute Book 1, page 246 in the Chancery Court at Nashville, and more particularly described as follows:

BEGINNING at the northeast corner of Haslam Street and the first alley east of 10th Avenue North, being the southwest corner of said Lot number 5 on the north side of the said Street; thence with the easterly margin of said alley northerly 207 feet, more or less, to the southerly margin of an alley in the rear of said lot; thence with the southerly margin of said alley easterly 60 feet to the northwest corner of a four foot strip of ground conveyed by P. A. Campbell to J. B. Hogle; thence with the westerly margin of said 4-foot strip of ground southerly 203 feet, more or less, to the northerly margin of Haslam Street; thence with the northerly margin of Haslam Street westerly 50 feet, more or less, to the beginning. The former Haslam Street is now known as Phillips Street.

Being the same property conveyed to Affordable Housing Resources, Inc. by deed recorded as instrument 20110919-0072502, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **928 Phillips Street, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 27th day of January, 2012.

Affordable Housing Resources, Inc.

BY: _____

E. D. Latimer, Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared E. D. Latimer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Executive Officer of the maker, **Affordable Housing Resources, Inc.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 27th day of January, 2012.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN