WARRANTY DEED IN LIEU OF FORECLOSURE

Map/Parcel Number
050-10-0-C
279.00-CO

WHEREAS, Affordable Housing Resources, Inc. ("Lender") is the lawful owner and holder of certain indebtedness (the "Secured Indebtedness") secured by, among other things, that Deed of Trust of record in Instrument Number 20021205-0149883, conveying certain property in Davidson County, Tennessee (the "Property") from Kamika S. Bell, ('Grantor") to Mary Frances Rudy, Trustee, in the Office of the Register of Deeds for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, a default has occurred under the Deed of Trust, and Lender presently has the right to cause the Trustee thereunder to sell the Property pursuant to the power of sale provided in the Deed of Trust; and

WHEREAS, in order to avoid the expense of a foreclosure sale, Grantor wishes to convey the Property to Lender in exchange for certain concessions and agreements of a nature agreed upon by Grantor and Lender; and

NOW, THEREFORE, in consideration of Lender's concessions to Grantor and with the express understanding that the remaining amount of the Secured Indebtedness shall remain a lien on the Property in favor of Lender, Grantor hereby conveys the Property (as described in Exhibit A hereto) to Lender.

TO HAVE AND TO HOLD the Property with all appurtenances, estates, title and interest thereto belonging to Lender, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to any unpaid city or county property taxes due for the current or prior years.

Grantor covenants with Lender that Grantor is lawfully seized and possessed of the Property in fee simple; that the Grantor has a good right convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Lender, its successors and assigns against the lawful claims of all persons.

It is the intention of the Grantor and Lender that the Deed of Trust of record in Instrument Number 20021205-0149883, Register's Office for Davidson County, Tennessee, not merge with the title acquired by the Lender pursuant to this deed. No such merger will occur unless and until such time as the Lender

BILL GARRETT, Davidson County
Trans:T20120011272 DEEDWARR
Recvd: 02/15/12 09:52 4 pgs
Fees:23.00 Taxes:252.16
20120215-0013221

executes and duly records a written instrument specifically effecting such a merger. Accordingly, unless and until such an instrument is executed and recorded, the Deed of Trust will remain a valid and continuing lien, security title, and security interest against, in, and to the property described herein.

This is improved property being known as 3244 Woodstock Drive
Nashville, Tennessee 37207.

Executed this 15 day of February, 2012.

GRANTOR:

Kamika S. Bell
KAMIKA S. BELL

STATE OF TENNESSEE)
CONTY OF DAVIDSON)

Before me, Auborn L. Hager, III, a Notary Public for the County and the State aforesaid, personally appeared Kamika S. Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC

AUBORN L. HAGER, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Commission expires: 7/6/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is

$__68,152.28_____.

Kay Mapp
AFFIANT

Subscribed and sworn before me, this 15 day of February, 2012.

Commission expires: 7/6/15

NOTARY PUBLIC

AUBORN L. HAGER, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Affordable Housing Resources, Inc.
1011 Cherry Avenue
Nashville, Tennessee 37203

THIS INSTRUMENT PREPARED BY:
AUBORN L. HAGER, III
ATTORNEY AT LAW
1650 Murfreesboro Road, Suite 136
Franklin, Tennessee 37067

EXHIBIT A

Property Description

Real Property located in Nashville, Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 14, Chesapeake Homes Section Six Phase One of record in Instrument Number 20011026-0117230, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to named Grantor by Deed as of record in Instrument Number 20021205-0149882, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions shown of record.