Prepared By and Return to:
Johnson & Freedman, LLC
Brian K. Widener
1587 Northeast Expressway
Atlanta, GA 30329

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
AFFORDABLE HOUSING RESOURCES, INC	AFFORDABLE HOUSING RESOURCES, INC	108 03 0 102.00
1124 Cabana Drive	1011 CHERRY AVE	
Nashville, TN 37214	Nashville, TN 37204	

THIS QUITCLAIM DEED is executed, made and entered into as of the day and year set forth below by **JPMorgan Chase Bank, National Association**, ("Grantor"), in favor of **AFFORDABLE HOUSING RESOURCES, INC**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **$0.00** cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This is a donation of property from Donator to Acceptor. There is no consideration involved in the donation of this property.

This conveyance is made subject to all matters set forth on Exhibit "B."

Whenever 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:T20130006051 DEEDQC
Recvd: 01/23/13 08:20 6 pgs
Fees:32.00 Taxes:0.00
20130123-0007197

[redacted]

WITNESS MY HAND this 13th day of November, 2012.

GRANTOR:
JPMorgan Chase Bank, National Association

By: _____ 11-13-12
Name: Jill Kelsey
Its: Vice President

State of _____
County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____ (Title of person signing) of _____ (Name of Company), the attorney-in-fact for , and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, _____.

_____
Notary Public
My Commission
Expires:_____

See Attached
Notary Acknowledgement

Notary Acknowledgement

STATE OF FLORIDA

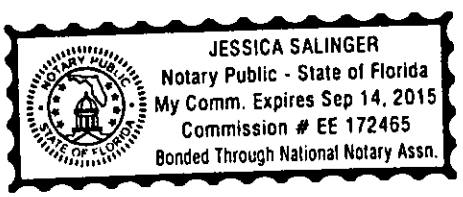
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 13, 2012, by Jill Kelsey, the Vice President of JPMorgan Chase Bank, NA, a United States corporation, on behalf of the corporation. He/she is personally known to me.

X Jessica Salinger
Notary Public

(seal)

Printed Name: Jessica Salinger



AFFORDABLE HOUSING RESOURCES, INC
1011 Cherry Ave.
Nashville, TN 37204

State of Georgia
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $. 0

Affiant

Subscribed and sworn to before me this 11/14/2012.

Notary Public

My Commission Expires: 9/27/2015

STEPHANIE L BATSON
MY COMMISSION EXPIRES
SEPT. 27, 2015
DEKALB CO., GEORGIA
NOTARY PUBLIC

Exhibit A

Being Lot No. 68-B, Zone Lot Division, Lots Nos. 60, 61, 68 and 69, Patio Villa, Section Five, of record in Plat Book 6250, Page 491, amending Plat Book 5200, Page 633, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to JPMorgan Chase Bank, National Association by Trustee's Deed recorded August 31, 2012, as Instrument No. 20120831-0079071, Register's Office for Davidson County, TN.

Commonly known as: 1124 Cabana Drive, Nashville, TN 37214

Tax Parcel No.: 108 03 0 102.00

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.