ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Robert Trent & Phillip Owen 1011 Cherry Avenue Nashville, TN 37203	123-P; Group C; Parcel 6.02	Same as New Owner

This instrument prepared by: Bradley Arant Boult Cummings LLP (JKJ)
1600 Division Street, Suite 700, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **AFFORDABLE HOUSING RESOURCES, INC.**, a Tennessee corporation ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **ROBERT KYLE TRENT and PHILLIP LEE OWEN as tenants in common each owning an undivided ½ interest** (collectively, "Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters shown on **Exhibit B** attached hereto and incorporated by reference (the "Permitted Exceptions"). This is improved property known as 1101 Cherry Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $730,000.00.

Affiant

Subscribed and sworn to before me this 26th day of November, 2013.

Notary Public
My Commission Expires: 1/9/16

LAURENCE O. TRABUE, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
01/09/2016

0R0909-301299

BILL GARRETT, Davidson County
Trans:T20130100301 DEEDWARRSP
Recvd: 11/26/13 16:22 4 pgs
Fees:23.00 Taxes:2701.00
20131126-0121593

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 26 day of November, 2013, to be effective November, 2013.

AFFORDABLE HOUSING RESOURCES, INC.,
a Tennessee corporation

By: _____
Name: _____
Title: Executive Director

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Sue Arnett, of the state and county aforesaid, personally appeared ED Latimer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Executive Drector of Affordable Housing Resources, Inc., the within named bargainor, a Tennessee corporation, and that s/he as such Executive Drector executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her/himself as Executive Director.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 26 day of November, 2013.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

Sue Arnett
Notary Public
My Commission Expires: 9-9-2014

EXHIBIT A

Description of the Property

Land in Davidson County, Tennessee, being the northern portion of Lot No. 2 on the Plan of Edgehill Estates, Section 70 of record in Book 4675, page 39, Register's Office for Davidson County, Tennessee ("R.O.D.C."), more particularly described as follows:

Beginning at an iron pin on the westerly margin of Cherry Avenue;

Thence leaving said margin S 85° 43' 29" W, 118.89 feet to a railroad spike;

Thence N 03° 08' 00" W, 182.56 feet to a P.K. nail on the southerly margin of Reid Avenue;

Thence with said margin N 80° 44' 00" E, 66.78 feet to a P.K. nail;

Thence continuing with said margin and a curve to the right (having a central angle of 98° 47' 00", a radius of 25.00 feet, a tangent of 29.16 feet and a chord bearing and distance of S 49° 52' 30" E, 37.96 feet) a distance of 43.10 feet to a P.K. nail on the westerly margin of Cherry Avenue;

Thence with said margin S 00° 29' 00" E, 18.15 feet to a P.K. nail;

Thence continuing with said margin and a curve to the left (having a central angle of 19° 51' 00", a radius of 300.00 feet, a tangent of 52.49 feet, and a chord bearing and distance of S 10° 24' 30" E, 103.42 feet) a distance of 103.93 feet to a P.K. nail;

Thence continuing with said margin, S 20° 20' 00" E, 42.50 feet to the point of beginning, containing 18,411.547 square feet or 0.423 acres.

Being the same property conveyed to AFFORDABLE HOUSING RESOURCES, INC., A TENNESSEE CORPORATION, by deed from CLAIRE RAGLAND MCKNIGHT AND HUSBAND, FRENCH MCKNIGHT, of record in Book 11553, page 511, dated June 28, 1999, R.O.D.C.

EXHIBIT B

Permitted Exceptions

1. General or special taxes and assessments for the year 2013 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 4675, page 39, R.O.D.C.

3. Agreement for Dedication of Easement for Water Line of record in Instrument No. 20010801-0081580, R.O.D.C.