BOOK 5203 PAGE 917 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 19 77

Notary Public

MY COMMISSION EXPIRES: 10/28/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 20th Floor, 1st American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sadie Phelps (NAME)	TENNESSEE HOUSING DEVELOPMENT AGENCY c/o Realty Mortgage, Inc. (NAME)	Map 59-9
3216 Bray Drive (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Parkway, Suite 250 (STREET ADDRESS)	Par 125
Nashville, Tenn. 37218 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	

FOR AND IN 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, MICHAEL R. GARDNER and wife, IDA L. GARDNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SADIE PHELPS, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 175 on the Plan of Haynes Estates, Section III, as of record in Book 4175, page 80, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michael R. Gardner and wife, Ida L. Gardner, by deed from Administrstor of Veterans Affairs, an officer of the United States of America, of record in Book 4587, page 941, Register's Office for Davidson County, Tennessee.

This is Improved (XX) unimproved ( ) property, known as 3216 Bray Drive, Nashville, Tennessee - 37218
(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 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 our hand S this 23rd day of September, 19 77

Michael R. Gardner

Ida L. Gardner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael R. Gardner and wife, Ida L. Gardner

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 19 77.

Commission expires 10/28/78

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

E 28852

WARRANTY DEED

FROM

MICHAEL R. GARDNER, et ux

TO

SADIE PHELPS

File Box "I"

IDENTIF. REFERENCE

SEP 30 10 53 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 30 77	CONV	27,000.00			
SEP 30 77	S'TAX		B*	70.20	
SEP 30 77	PR'FEE		B*	.50	
SEP 30 77	W'DEED		B*	4.00	* 74.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.