file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Carolyn Bauer 101 Rural Avenue Nashville, TN 37209	Tennessee Housing Development Agency c/o National Mortgage Company 4041 Knight Arnold Road Memphis, TN 38118	103-06-048 8DA-47460

WARRANTY DEED BOOK 6946 PAGE 468

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ronald D. Ford and wife, Kimberly D. Ford

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Carolyn Bauer

hereinafter called the Grantee, Grantee's 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. 29 on the plan of Richland Meadows Section IV, Revised, of record in Book 2330, page 95, Register's Office for said County.

SAID Lot No. 29 fronts 34.0 feet on the southerly margin of Rural Avenue and extends back 143.5 feet on the easterly line and 109.6 feet on the westerly line to a dead line in the rear, measuring 142.0 feet thereon.

Being the same property conveyed to Ronald D. Ford and wife, Kimberly D. Ford by deed from Margaret Adams, unmarried of record in Book 6790, page 624, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2541, page 577, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Tennessee Housing Development Agency, of record in Book 6790, page 627, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 101 Rural Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 11th day of August, 19 86

Kimberly D. Ford
Kimberly D. Ford

Ronald D. Ford
Ronald D. Ford

AUG 12 8 50 AM '86
IDENTITY REFERENCE
METRO REGISTER DAVIDSON COUNTY, TN
3059

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of August, 19 86, before me personally appeared Ronald D. Ford and wife, Kimberly D. Ford, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6946 PAGE 469

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 65,280.00.

Carolyn Bauer
Affiant

Subscribed and sworn to before me, this the 11th day of August, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WILKINS FOR PUBLIC AT LARGE STATE

WARRANTY DEED

from:
Ronald D. Ford and wife, Kimberly D. Ford

to:
Carolyn Bauer

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25597

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6946 PAGE 470

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65080.00- CNVT.	
			182.00 CSTAX	
			.50 TPFE	
			6.00 MSC	
			CSTAX	188.50-
			8813A08/12/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30591

IDENTIFI REFERENCE

AUG 12 9 50 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 282018