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FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Jean D Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April 19 87.

Notary Public

MY COMMISSION EXPIRES: 5-7-91
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Jean D. Miller (NAME)	Tennessee Housing Development Agency c/o Investors Federal (NAME)	
417 Lutie Drive (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	06DA-14415
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	119-6/331

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, Gerald Spencer and wife, Bonnie R. Spencer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jean D. Miller, 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. 5 on the Plan of Rosewood Estates, Section 3, of record in Book 5210, Page 1, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Gerald Spencer et ux, Bonnie R. Spencer by deed from John T. Masten, Jr. et ux, Jeannie L. Masten of record in Book 6028, Page 578, said Register's Office for Davidson County, Tennessee.

23852

IDENTIFICATION REFERENCE

MAY 8 9 58 AM '87

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

05/08 12.10 CHECK

This is unimproved (X) improved ( ) property, known as 417 Lutie Drive, Nashville, TN 37211
(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 30th day of April, 19 87

Gerald Spencer by Bonnie R. Spencer Attorney in Fact
Gerald Spencer

Bonnie R. Spencer
Bonnie R. Spencer

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 Gerald Spencer and wife, Bonnie R. Spencer

the bargainor, 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 30th day of April 19 87

Commission expires 5-1-91

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

STATE OF TENNESSEE
Davidson County

On this 30 day of April, 19 87, personally appeared before me, Bonnie R. Spencer with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Gerald Spencer and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 30 day of April 19 87.

My commission expires: 5-1-91

Notary Public

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

RECEIVED OF _____

FOR _____

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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

52000.00- CAMT.
145.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 152.10-
4819A05/08/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23852

IDENTIFICATION REFERENCE

MAY 8 9 58 AM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 79419