BOOK 7772 PAGE 152 FILE BOX 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 53,000.00

Subscribed and sworn to before me, this the 10 day of February 19 89

My commission expires: July 13, 1991 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 8R12871
907 Two Mile Parkway, Building E-2, Goodlettsville, TN 37072

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Jacquelyn R. Coffee	TENNESSEE HOUSING DEVELOPMENT AGENCY c/o FIRST FEDERAL SAVINGS BANK OF TENNESSEE
105 Judd Ct. (STREET ADDRESS)	101 West Lincoln Street (STREET ADDRESS)
Nashville, TN 37218 (CITY STATE ZIP)	Tullahoma, TN 37388 (CITY STATE ZIP)

MAP & PARCEL NO 58 Group 11 169

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Richie Bridgeforth Patterson joined by Maxie A. Patterson, Sr.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Jacquelyn R. Coffee, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 94 on the Plan of Section 3 Royal Hills, of record in Plat Book 4860 at page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Richie Bridgeforth by Deed of record in Book 5687 page 488, Register's office for said County.
Richie Bridgeforth being one and the same person as Richie Bridgeforth Patterson.
Maxie A. Patterson, Sr., husband of Richie Bridgeforth Patterson joins in the execution of this instrument to release his marital interest to said property.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.

087.96

IDENTIFICATION

Feb 14 11 29 AM '89

REGISTER'S OFFICE

7021 02/14 0101 03CHECK 181.40

THIS IS _____ IMPROVED PROPERTY KNOWN AS 105 Judd Ct., Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 10 day of February, 19 89

Richie Bridgeforth Patterson — Maxie A. Patterson, Sr.

Richie Bridgeforth Patterson

Maxie A. Patterson, Sr.

State of Tennessee Davidson
County of _____

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On this 10 day of February, 19 89, before me personally appeared Richie Bridgeforth Patterson & Maxie A. Patterson, Sr. to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

July 13, 1991

Notary Public
Ruth M. Foran

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

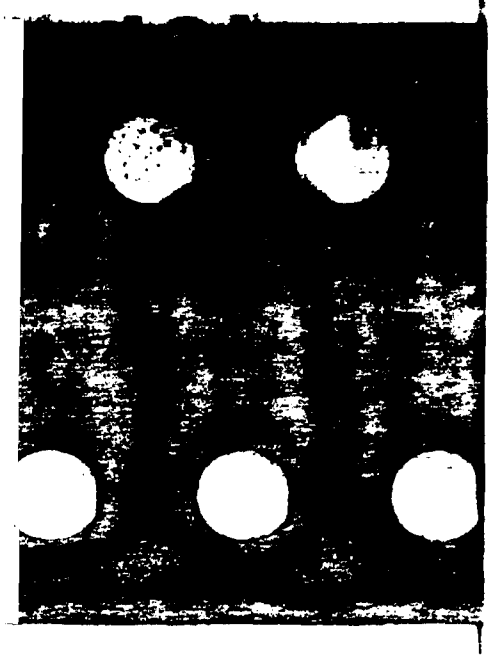
Witness my hand and official seal.
My Commission expires:

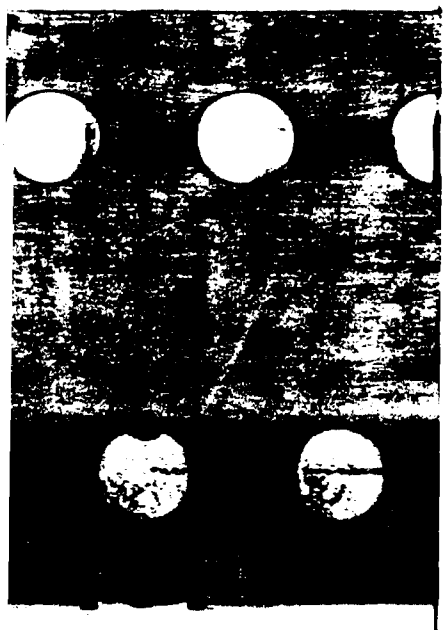
_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
907 Two Mile Parkway, Building E-2
Goodlettsville, TN 37072





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 53000.00
CON TX 174.90
PRFEE 0.50
WDEED 6.00
TOTAL 181.40
CHECK 181.40

02/14/89 01 11:30 0001 7021

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

087.96

IDENTIFICATION

Feb 14 11 29 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 181489