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FORM NO. WD-1

B 20900

T IDENTIF. REFERENCE

JUN 29 12 23 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Henry Hudson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF June 1971

Charles Brodigan
Notary Public

MY COMMISSION EXPIRES: 10/24/74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Hudson (NAME)	Same (NAME)	83-13
1276 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5AR-73
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	(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, Bill M. Bowman and wife, Christine L. Bowman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry Hudson

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:

All that land in said County and State fully described and set out in EXHIBIT "A", consisting of two pages hereto attached, reference to which is here made and incorporated herein by such reference.

JUN29F	CONV	90,000.00			
JUN29F	CONV	18,000.00			
JUN29F	S'TAX		A*	280.80	
JUN29F	PR'FEE		A*	.50	
JUN29F	MORTG		A*	7.50	* 288.80

unimproved ( )
This is improved (X) property, known as _____
(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 25th. day of June, 19 71

Bill M. Bowman

Christine L. Bowman

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 Bill M. Bowman and wife, Christine L. Bowman

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 25th. day of June 19 71

Commission expires Feb. 10, 1974

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

WARRANTY DEED

FROM

BILL M. BOWMAN, ET UX

TO

HENRY HUDSON,

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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DESCRIPTION:

PARCEL A:

Land in Davidson County, Tennessee being parts of Lots nos. 25 and 26 in Payne's Addition to East Nashville, formerly Edgefield, as of record in Book 21, page 70, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Russell Street at the common dividing line between Lots Nos. 26 and 27 on said Plan; thence north 13° 56' west 171.95 feet to the southerly margin of a 15-foot alley; thence north 65° 05' east 24.26 feet to a point; thence south 82° 36' east 126.5 feet along the southerly margin of a 10-foot alley to a point; thence south 9° 11' west 121.89 feet to a point in the northerly margin of Russell Street; thence south 64° 56' west along the northerly margin of Russell Street, 95.60 feet to the point of beginning.

BEING part of the same property conveyed to SHELBY HILLS DEVELOPMENT COMPANY, a partnership composes of Henry Hudson and Bill M. Bowman by deed from The Nashville Housing Authority of record in Book 4144, page 219, Register's office for Davidson County, TEnnessee.

PARCEL B:

TRACT 1: Land in Davidson County, Tennessee, being Lots Nos. 12, 3 and 4 on the Plan of Shelby Hills, Section Two, as of record in Book 3500, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is here made for complete description.

BEING the same property conveyed to HENRY HUDSON AND BILL M. BOWMAN by deed from THE NASHVILLE HOUSING AUTHORITY of record in Book 3763, page271, Register's Office for Davidson County, Tennessee.

PARCEL C:

TRACT 2: Land in Davidson County, Tennessee, being Lots Nos. 103 and 104, and Lots 120, 121, and the westerly part of Lot Nos. 122 on the Plan of Barrow's Addition to Edgefield, now East Nashville, described according to a survey thereof made by Barge, Waggoner & Summer, Engineers, dated April 30, 1963, as follows:

Lots Nos. 103 and 104, together: Beginning at an iron in the southerly margin of Fatherland Street, and also being 30 feet eastwardly from the northwest corner of said Lot No. 104; running thence with the southerly margin of Fatherland Street north 65° 13' east 66.00 feet to an iron pin; thence north 74° 14' east 45.06 feet to an iron pin at the beginning of a curve; thence with said curve with a radius of 17.00 feet in a southeasterly direction 33.01 feet to an iron pin in the westerly margin of South Tenth Street, as widened; thence with the westerly margin of South Tenth Street, as widened, south 5° 30' west 188.30 feet to an iron pin in the northerly margin of an alley; thence with the northerly margin of said alley south 65° 13' west 25.07 feet to an iron pin; thence north 25° 31' west 195.04 feet to the beginning.

Being the same property conveyed to Henry Hudson and Bill M. Bowman by deed from The Nashville Housing Authority of record in Book 3679, page 171, Register's Office for Davidson County, Tennessee.

Lots 120, 121 and westerly part of Lot 122, together: Beginning on an iron pin in the northerly margin of Boscobel Street, the common corner of Lots Nos. 119 and 120; thence with the line between said lots north 25° 23' west 186.55 feet to an iron pin in the southerly margin of an alley; thence with the southerly margin of said alley north 65° 13' east 245.20 feet to an rion pin in the westerly margin of South Tenth Street, as widened; thence with the westerly margin of South Tenth Street, as widened, South 5 deg. 30' west 214.10 feet to an iron pin in the northerly margin of Boscobel Street; thence with the northerly margin of Boscobel Street, south 64 deg. 31' west 135.29 feet to the beginning.

Being the same property conveyed to Henry Hudson and Bill M. Bowman by deed from The NASHVILLE Housing Authority of record in Book 3679, page 163, Register's Office for Davidson County, Tennessee.

PARCEL D:

Tract 3: Land in Davidson County, Tennessee, being part of an unnumbered tract of land in Hobson's Addition to Edgefield, now East Nashville, of record in Book 21, page 72, Register's Office for said County, described according to a survey by Barge, Waggoner & Summer, Engineers, dated July 26, 1963, and revised August 27, 1964, as follows:

Beginning at an iron pin 155 feet east of the southeast corner of South Tenth Street and Fatherland Street; thence along the southerly margin of Fatherland Street south 87 deg. 11' east 55.08 feet to an iron pin in the southwest corner of Fatherland Street and Alley No. 292; thence along the westerly margin of said alley south 7 deg. 08' west 92.33 feet to an iron pin; thence north 86 deg. 08' west 55.01 feet to an iron pin; thence north 7 deg. 08' east 91.33 feet to an iron pin in the southerly margin of Fatherland Street, the point of beginning.

BEING the same property conveyed to Henry Hudson and Bill M. Bowman by deed from the Nashville Housing Authority of record in Book 3837, page 678, Register's Office for Davidson County, Tennessee.

DESCRIPTION

EXHIBIT "A"

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Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Shelby Hills, as of record in Book 3600, page 17, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the westerly margin of South Tenth Street, said point being the common front corners of Lot Nos. 28 and 31; thence along the said margin of South Tenth Street in a southerly direction 183.40 feet to a concrete monument the beginning of a curve to the right having a radius of 50.0 feet; thence around said curve in a northeasterly direction 128.62 feet to a concrete monument in the easterly margin of South Ninth Street; thence along the easterly margin of South Ninth Street, north 24 deg. 35' west and passing another concrete monument at 17.68 feet, a total distance of 239.84 feet to a concrete monument at the common corner of Lot Nos. 30 and 31; thence along the line between Lot Nos. 30 and 31 in an easterly direction 58.0 feet to a point at the corner of Lot Nos. 28, 30 and 31; thence along the line between Lot Nos. 28 and 31; south 55 deg. 9' east 53.38 feet to a concrete monument; thence continuing along the line between Lot Nos. 28 and 31 in an easterly direction 117.5 feet to the point of beginning.

Being the same property conveyed to Shelby Hills Apartments, a general partnership composed of Henry Hudson, Ervin M. Enterkin & Bill M. Bowman by deed from Henry Hudson and Bill M. Bowman and wives of record in Book 3966, page 229, Register's Office for Davidson County, Tennessee.

Yours very truly,
ATTORNEYS TITLE COMPANY, INC.

By: Jno. B. Cobb Jr., Manager

JBC:ja