1295 02/24 2080.54- CHECK

BOOK 5713 PAGE 608

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelby Hills Associates, Ltd. (NAME)	SAME (NAME)	See
3rd Natl Bank Bldg (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Exceptions
Nashville Tenn (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, Henry Hudson and wife, Ruth C. Hudson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shelby Hills Associates, Ltd.

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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HERE IN.)

FELIX Z. H. JOHN II REGISTER
DAVIDSON COUNTY, TENN.
FEB 24 11 56 AM '81

IDENTIF. REFERENCE

63044

unimproved ( )
This is improved ( ) 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, successors, assigns 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 hands this 10th day of February, 1981

Henry Hudson
Henry Hudson

Ruth C. Hudson
Ruth C. Hudson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry Hudson and wife, Ruth C. Hudson, 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 14th day of February, 1981

Commission Expires: 4/22/84

J. E. Turner, Jr.
Notary Public

J. E. TURNER, JR. NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF)

COUNTY OF)

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 purpose 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 day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM

Henry Hudson and wife,

Ruth C. Hudson

TO

Shelby Hills Associates, Ltd.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 795,386

William W Earthman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF Feb. 1981.

Deputy Register

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 795,386.00

Subscribed and sworn to before me this 16th day of February, 1981

My Commission Expires: 4/22/84

J. E. Turner, Jr.
Notary Public

J. E. TURNER, JR. NOTARY PUBLIC AT LARGE STATE OF TENN.

EXHIBIT A

TRACT C - Part 1: map 82-16 Par. 217

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Fatherland Street, and on the east by South Tenth Street and being part of the Plan of Barrow's Addition to Edgefield, now East Nashville, more particularly described as follows:

Beginning at a point in the westerly margin of South Tenth Street, 50 feet, more or less, from the centerline of Fatherland Street; thence, along South Tenth Street, S 05° 30' W, 188.30 feet to Alley 261; thence, S 65° 13' W, 25.07 feet to an iron pin; thence, leaving said Alley 261, N 25° 31' W, 195.04 feet to an iron pin in the southerly margin of Fatherland Street; thence, along Fatherland Street, N 65° 13' E, 66.00 feet to an iron pin; thence, N 74° 14' E, 45.06 feet to the beginning of a curve to the right; thence, with said curve to the right, having a central angle of 111° 16', a radius of 17.00 feet and a distance of 33.01 feet to the point of beginning, containing 0.36 acres, more or less.

TRACT C - Part 1 being part of the same property conveyed by deed from The Nashville Housing Authority to Henry Hudson and Bill M. Bowman of record in Book 3679, page 171, said Register's Office, and by deed from Bill M. Bowman and wife, Christine L. Bowman to Henry Hudson of record in Book 4515, page 550, said Register's Office.

TRACT C - Part 2: map 82-16 218

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the east by South Tenth Street, and on the south by Boscobel Street, and being a part of the Plan of Barrow's Addition to Edgefield, now East Nashville, more particularly described as follows:

Beginning at a point in the westerly margin of South Tenth Street, also the northerly margin of Boscobel Street, thence, along Boscobel Street, S 64° 31' W, 135.29 feet to an iron pin; thence, leaving said Street, N 25° 23' W, 186.55 feet to an iron pin in Alley 261; thence, along said Alley 261, N 65° 13' E, 245.20 feet to the westerly margin of South Tenth Street; thence, along South Tenth Street, S 05° 30' W, 214.10 feet to the point of beginning, containing 0.81 acre, more or less.

TRACT C - Part 2 being part of the same property conveyed by deed from The Nashville Housing Authority to Henry Hudson and Bill M. Bowman, of record in Book 3679, page 163, Register's Office for Davidson County, Tennessee, and by deed from Bill M. Bowman and wife, Christine L. Bowman to Henry Hudson, of record in Book 4515, page 550, said Register's Office.

TRACT B: map 83-13 Par. 2.1 - 2.2 2-3 2.4

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the west by South Tenth Street and on the east by Alley 292, and being Lot Nos. 1, 2, 3 and 4 of Shelby Hills, Section Two, as of record in Book 3500, page 93, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument in the easterly margin of South Tenth Street, 145 feet from the northerly margin of Fatherland Street; thence, along South Tenth Street, N 05° 45' E, 230.00 feet to an iron pin; thence, leaving said Street, S 84° 15' E, 210.00 feet to a concrete monument in the westerly margin of Alley 292; thence, along Alley 292, S 05° 45' W, 230.00 feet to a concrete monument; thence, leaving said Alley, N 84° 15' W, 210.00 feet to the point of beginning, containing 1.11 acres, more or less.

Tract B being part of the same property conveyed by deed from The Nashville Housing Authority to Henry Hudson and Bill M. Bowman, of record in Book 3763, page 271, said Register's Office, and by deed from Bill M. Bowman and wife, Christine L. Bowman to Henry Hudson, of record in Book 4515, page 550, said Register's Office.

TRACT F:

Map · 43 · 4 · Par · 112

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the west by South Ninth Street and on the east by South Tenth Street and being Lot No. 31 of Shelby Hills, as of record in Book 3600, page 17, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the easterly margin of South Ninth Street, 84.28 feet, with the curve from the centerline of South Tenth Street; thence, northwesterly with a curve to the right, having a central angle of 02° 07' 57", a radius of 475.00 feet, and a distance of 17.68 feet; thence, N 24° 35' W, 222.25 feet to an iron pin, thence, leaving South Ninth Street, N 65° 25' E, 58.00 feet to an iron pin; thence, S 55° 09' E, 53.38 feet to an iron pin; thence, S 84° 06' E, 117.50 feet to an iron pin in the westerly margin of South Tenth Street; thence, along said Street, S 05° 54' W, 183.40 feet to an "X" on the sidewalk, the beginning of a curve to the right; thence, with said curve to the right having a central angle of 147° 23', a radius of 50.00 feet and a distance of 128.62 feet to the point of beginning, containing 0.80 acre, more or less.

TRACT F being the same property conveyed by deed from The Nashville Housing Authority to Henry Hudson and Bill M. Bowman, of record in Book 3817, page 979, said Register's Office; by deed from Ervin M. Entrekin to Henry Hudson, of record in Book 4515, page 548, said Register's Office; by deed from Bill M. Bowman and wife, Christine L. Bowman to Henry Hudson, of record in Book 4515, page 550, said Register's Office; and by quitclaim deed from Shelby Hills Apartments, a general partnership composed of Henry Hudson, Ervin M. Entrekin and Bill M. Bowman, to Henry Hudson, of record in Book 5403, page 663, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 5713 PAGE 612

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
			795386.00- CO	
			2067.40 CO TX	
	VD		2067.40- CO TX	
			2068.04 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 2080.54-	
			1295402/24/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G30441

IDENTIFICATION REFERENCE

FEB 24 11 56 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 808132