File Book 6

KPW

WARRANTY DEED

BOOK 5866 PAGE 680

FROM: Henry Hudson, Grantor

TO: Charles A. Ritzen, d/b/a
Shelby Hills, II, Grantee

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: Send Tax Bills To: Map-Parcel Numbers

211 Printers Alley Bldg
NAshville TN 37201
Commerce Union Bank

Map 83-9
Parcel 204

Field Book Numbers

18W-12315

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eighty-Five Thousand Dollars ($ 85,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 26th day of March, 1982.

Notary Public

My Commission Expires: 7/21/85

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), Henry Hudson, as Grantor has bargained and sold, and by these presents does transfer and convey unto the said Charles A. Ritzen, d/b/a Shelby Hills, II, as Grantee, its successors 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 part 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 said County, 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 the same property conveyed by Bill M. Bowman and wife, Christine L. Bowman, of record in Book 4515, page 550, and by quitclaim deed from Shelby Hills Development Company of record in Book 5403, page 661, said Register's Office.

This is improved property, known as 114-116 South 10th St, Nashville, TN.

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, its successors and assigns, forever.

And Grantor does covenant 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 except for a lien for current taxes and restrictions of record in Book 4144, page 219, Register's Office for Davidson County, Tennessee and rights of parties in possession.

And Grantor does further covenant and bind himself, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Ruth C. Hudson joins in this conveyance to convey her marital rights in the property, if any, to Grantee.

Witness our hands this 15th day of March, 1982.

Henry Hudson
HENRY HUDSON

Ruth C. Hudson
RUTH C. HUDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan III, a Notary Public in and for said County and State, the within named HENRY HUDSON, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 15th day of March, 1982.

Robert N. Buchanan III
Notary Public

My Commission Expires: 1-22-84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Keturah I Lockridge, a Notary Public in and for said County and State, the within named RUTH C. HUDSON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 15th day of March, 19 82.

Keturah I Lockridge
Notary Public

My Commission Expires: 10-20-85

6849466
IDENTIFICATION REFERENCE
MAR 29 11 21 AM '82
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5866 PAGE 683

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
			65000.00-	CO
			201.00	CO TX
			.50	PRFEE
			5.00	MDEED
			CHECK	230.50-
5160 03/29/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38.4946

IDENTIF. REFERENCE

MAR 29 11 21 AM '82

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

No. 873421