THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

Mail

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
JOHN H. SHELBY, et ux 510 W. Angela Goodlettsville, Tn. 37072	Same as New Owner	Map 7 Parcel 92 100 21900

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, VIRGINIA H. LASSITER and HAZEL H. FINCH, heirs of E. Q. Hudgins and wife, Lucille Hudgins, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JOHN H. SHELBY and wife, KIMBERLY K. SHELBY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Hudgin Acres Estates of record in Book 7900, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

BEING the same property conveyed to E. Q. Hudgins and wife, Lucille Hudgins, by deed from G. W. Jarrett of record in Book 1391, page 262, Register's Office for Davidson County, Tennessee. The said E. Q. Hudgins died intestate on February 26, 1975, at which time the said property became vested in Lucille Hudgins, in fee simple. Lucille Hudgins died testate on February 22, 1988, and by the terms of her Last Will and Testament dated May 9, 1978, the said property became vested in her daughters, Virginia H. Lassiter and Hazel H. Finch. Said Will was filed for probate in the Chancery Court for Davidson County, Tennessee in the case of In Re: Estate of Lucille Hudgins, deceased, Docket No. 10841. Virginia H. Lassiter and Hazel H. Finch are the only children born to or adopted by E. Q. Hudgins and wife, Lucille Hudgins, or either of them, during their respective lifetimes and are the only heirs at law of E. Q. Hudgins and Lucille Hudgins.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which are a lien, but not yet due and payable, which have been prorated between the parties and which will be paid in full by the Escrow Closing Attorney, when due.

2. Restrictive Covenants for Hudgin Acres Estates filed for record in Book 8092, page 330, Register's Office for Davidson County, Tennessee.

3. Subject to building setback lines, easements and other matters, as shown on the Plan of Hudgin Acres Estates filed for record in Book 7900, page 99, Register's Office for Davidson County, Tennessee.

And we, the GRANTORS, 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.

HAZEL H. FINCH executes this Warranty Deed by and through her Attorney-In-Fact, VIRGINIA H. LASSITER, under a Power of Attorney of record in Book 8092, page 328, Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 21st day of May, 1990.

"GRANTORS"

VIRGINIA H. LASSITER, individually and as Executrix of the Estate of Lucille Hudgins, deceased.

HAZEL H. FINCH by Virginia H. Lassiter, Attorney-In-Fact

"GRANTEES"

JOHN H. SHELBY

KIMBERLY K. SHELBY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA H. LASSITER, JOHN H. SHELBY and KIMBERLY K. SHELBY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 21st day of May, 1990..

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 21st day of May, 1990, before me, personally appeared VIRGINIA H. LASSITER, to me known to be the person who executed the foregoing instrument on behalf of HAZEL H. FINCH, and acknowledged that she executed the same as the free act and deed of the said HAZEL H. FINCH.

WITNESS my hand, at office, this the 21st day of May, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $27,500.00.

Affiant

Sworn to and subscribed before me, this the 21st day of May, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

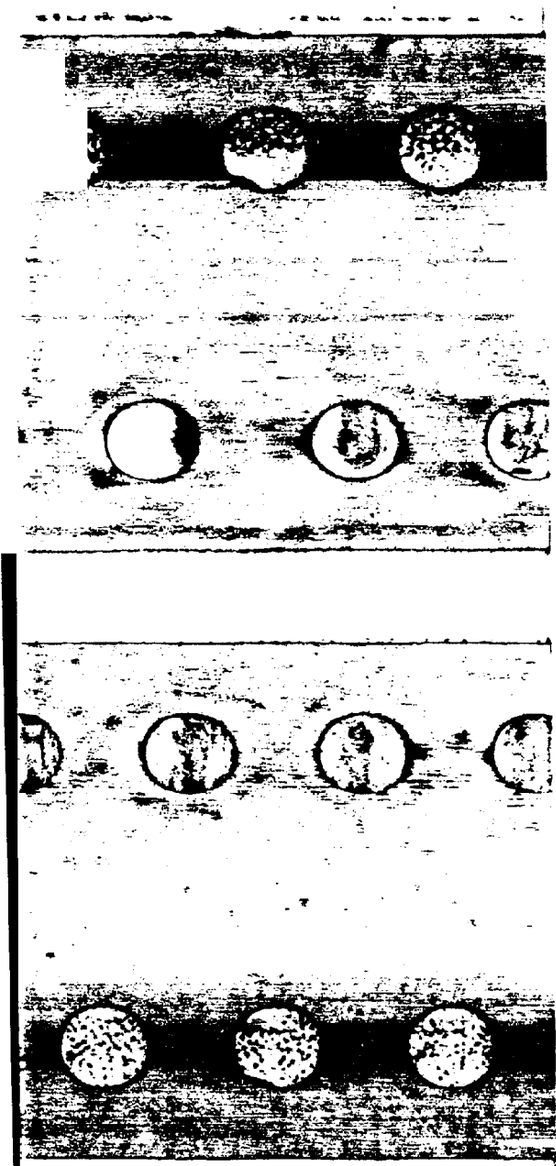
JUN 4 2 31 PM '90
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

30835

05 04 0 JCHECK

97.75



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

RECEIVED OF _____

FOR _____

BOOK 8122 PAGE 679

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
			CAMT	27500.00
			CON TX	90.75
			PRFEE	1.00
			WDEED	6.00
			TOTAL	97.75
			CHECK	97.75
06/04/90	01		14:30 0001	6845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30835

IDENTIF. REFERENCE

JUN 4 2 31 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324541