0405196

REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 FEB 26 AM 11:16

W & I Ref: (sk) Title No: 39541
Dav. Co. File: Box 8

BOOK 10811 PG 378

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bruce B. Shelton Kathy S. Moses 145 Windsor Drive Nashville, TN 37205	Suntrust Bank, Nashville, N.A. P.O. Box 305110/7th Floor Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 130-01-87

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 175,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew J. Hindman and spouse, Nancy R. Hindman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bruce B. Shelton and Kathy S. Moses, as joint tennants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 145 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Plat Book 421, Pages 94 and 95, Register's Office for said County.

SAID Lot No. 145 fronts 60 feet on the northerly margin of Windsor Drive and extends back between parallel lines 200 feet to a dead line in the rear.

BEING the same property conveyed to Matthew J. Hindman and spouse, Nancy R. Hindman by deed from Cecil R. Scaife and spouse, Sherytha P. Scaife and LaRawn Scaife, married of record in Book 10317, Page 933, Register's Office for Davidson County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 145 Windsor Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of February, 1998.

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Matthew J. Hindman

Nancy R. Hindman

State of Tennessee
County of Davidson

On this 25th day of February, 1998, before me the undersigned authority, personally appeared **Matthew J. Hindman** and **Nancy R. Hindman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175000.00

Affiant

Sworn and subscribed before me on the 25th day of February, 1998.

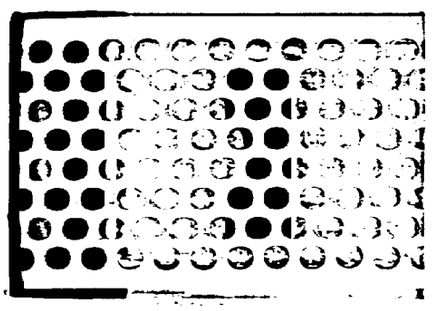
My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires 9/18/99

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY REAL ESTATE TRANSFER TAX $612.50



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 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

CHRT

175000.00

CO TX 647.50

PRFEE 1.00

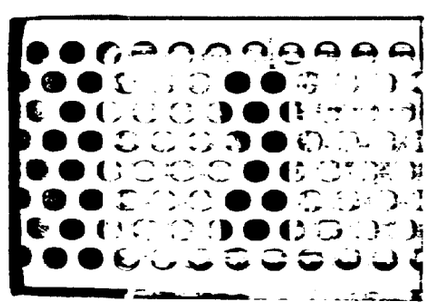
MISC 8.00

TOTAL 656.50

CHECK 656.50

02/26/98 01 11:17 0001 E196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04051196

IDENTIF. & REFERENCE

98 FEB 26 AM 11:16

No. 1258658