B of 33

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Metro Development & Housing Agency	same	
(NAME)	(NAME)	93-6-3-27 2nd
P. O. Box 846		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37202		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7334 PAGE 758

For and in consideration of the sum of
Ten and no/100ths ----------($10.00)---------- DOLLARS
and other good and valuable consideration, the receipt of which is hereby acknowledged,

FIRST AMERICAN NATIONAL BANK, THOMAS E. PERLMAN, EMILY FENSTERWALD SEESEL, as Trustees, and

BERNARD FENSTERWALD, JR. and ANN F. EISENSTEIN,

have bargained and sold, and by these presents do transfer and convey unto the said
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County County, State of Tennessee, described as follows:

BEING part of the original Lot No. 129 in the original Plan of Nashville, BEGINNING at a point on the east margin of Seventh Avenue North, formerly Vine Street, 28-1/2 feet southwardly from its intersection with an alley that runs between said original Lot No. 129 and Lot No. 128 on said original Plan of Nashville, and running thence southwardly along said Seventh Avenue North, formerly Vine Street, 28-1/2 feet to a point, thence at right angles eastwardly 170 feet to an alley, thence northwardly along said alley 28-1/2 feet to a point being Rubert Elliott's Southeast corner, thence at right angles westwardly 170 feet to the BEGINNING

BEING the same property devised to FIRST AMERICAN NATIONAL BANK, ELAINE FENSTERWALD PERLMAN AND EMILY FENSTERWALD SEESEL, AS TRUSTEES, under the Will of Ralph Fensterwald, deceased, of record in Will Book 73, page 255, and Lucille Fensterwald, deceased, of record in Will Book 91, page 161, Probate Court for Davidson County, Tennessee, as to a one-half undivided interest.

AND BEING the same property devised to BERNARD FENSTERWALD, JR. AND ANN F. EISENSTEIN, under the Will of Bernard Fensterwald, of record in Will Book 65, page 47, and under Will of Blanche L. Fensterwald, of record in Will Book 78, page 173, Probate Court for Davidson County, Tennessee, as to a one-half undivided interest.

unimproved ( )
This is improved (X) property, known as 112 Seventh Avenue North
(House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 2nd day of July, 19 87.

FIRST AMERICAN NATIONAL BANK, TRUSTEE
BY: Now First American Trust Co
B Hudson Jr VP
& only as Office Trustee

Emily Fensterwald Seesel Trustee
EMILY FENSTERWALD SEESEL, TRUSTEE

B Fensterwald Jr
BERNARD FENSTERWALD, JR.

Bill: R & H Title Co

BOOK 7334 PAGE 759

STATE OF ~~TENNESSEE~~ MINNESOTA
COUNTY OF RAMSEY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named EMILY FENSTERWALD SEESEL, TRUSTEE
EMILY FENSTERWALD SEESEL, TRUSTEE

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at St. Paul, this 21st day of July, 19 87.

My commission expires WANDA MAHNKE NOTARY PUBLIC Notary Public RAMSEY COUNTY My Commission Expires Jan. 7, 1990

Wanda Mahnke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Bob L. Andrews and R. L. Smith with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sr. Vice President and Vice President respectively of FIRST AMERICAN NATIONAL BANK (Now First American Trust Co.), the within named bargainor, a corporation, and that he as such Sr. Vice President and Vice President, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Bob L Andrews as R L Smith and attesting the same by the said Senior Vice President and Vice President.

Witness my hand and seal, at office in Nashville, this ____ day of August, 19 87.

Kim Krisle Notary Public

Commission expires 1-21-90

KIM KRISLE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $130,000.-
This is equal to or greater than the property would bring at a fair and voluntary sale.

B. W. Howard
B. W. Howard

Sworn to and subscribed before me
this 17th day of August, 1987.

My commission expires Jan. 10, 1989 Notary Public Juanita Spencer

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Devereaux Cannon, Jr., Atty, 344 4th Avenue North, Nashville, TN 37219

Name | Address

WARRANTY DEED

FROM

TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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Thomas E. Perl

Ann F. Eisenstein
ANN F. EISENSTEIN

Tom Perl
THOMAS E. PERLMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss:

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named ANN F. EISENSTEIN, 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 seal this 4th. day of August, 1987.

My commission expires

April 17, 1988

NOTARY PUBLIC

STATE OF NEW YORK
COUNTY OF New York s:

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named THOMAS E. PERLMAN, 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 seal this 13th day of August, 1987.

My Commission expires

ROSALIE L. SIGONA
Notary Public, State of New York
No. 24-8993422
Qualified in Kings County
Commission Expires November 30, 1988

NOTARY PUBLIC

5.9.1.4.5.

IDENTIFT REFERENCE

AUG 25 3 02 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

COMMONWEALTH OF VIRGINIA
COUNTY [or CITY] OF Arlington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County [or City] and Commonwealth, the within named bargainor, BERNARD FENSTERWALD, JR., with whom I am personally acquainted, and who acknoweldged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of July, 1987.

My Commission expires 12/18/88

Barbara Ann Koepp
NOTARY PUBLIC

07/25 12:03 CHECK