File Box 38
First Title and Escrow co., Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 9268 PAGE 723

George E. Mudter, Jr., Atty.
4301 Hillsboro Road Suite 220
Nashville, Tennessee 37215

No. 12348

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL HODGES (NAME)	NEW OWNERS (NAME)	104-13
223 Carden Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	036
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	26W 08762

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, VERONICA S. SEIGENTHALER AND MARTIN JEROME STROBEL AND REV. CHARLES STROBEL AND ALICE S. EADLER, Devisees under the Last Will and Testament of Mary C. Strobel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL HODGES AND WIFE, PENNY HARRINGTON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS 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 the southerly 55 feet of Lot 42 in the Bransford Realty Co's Subdivision of Lots 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and part of Lot 8 in Block "F" in Whitland Realty Co's Subdivision, a plan of which is of record in Plat Book 547, page 53, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the westerly margin of Carden Avenue 5 feet south of the northeast corner of Lot 42, running thence southerly with the western margin of Carden Avenue 55 feet; thence at right angles westerly along the northern margin of Lot 43, 200 feet, more or less, to a line; thence at right angles along a line parallel with Carden Avenue, northerly 55 feet; thence at right angles easterly 200 feet, more or less, to the point of beginning.

~~Being the same property conveyed to Michael Hodges and wife, Penny Harrington by deed from Veronica S. Seigenthaler, Martin Jerome Strobel, Rev. Charles Strobel and Alice S. Eadler, Devisees under the Last Will and Testament of Mary C. Strobel of record in Book ____, page ___, said Register's Office.~~

Being the same property conveyed to Mary C. Strobel, unmarried by deed from Harry Fletcher, Executor, of record in Book 4484, page 287, said Register's Office, the said Mary C. Strobel, being one and the same as Mary Catherine Strobel, has since died, devising said property to Veronica S. Seigenthaler, Martin Jerome Strobel, Rev. Charles Strobel and Alice S. Eadler by Will of record in Book 7471, page 953, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes for 1994 which have been proprated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 547, page 53, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors.

unimproved ( )
This is improved (XX property, known as 223 Carden Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of February, 19 94

Veronica Strobel Seigenthaler
VERONICA S. SEIGENTHALER

Martin Jerome Strobel
MARTIN JEROME STROBEL

Charles Strobel
REV. CHARLES STROBEL

Alice Strobel Eadler
ALICE S. EADLER

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, VERONICA S. SEIGENTHALER AND MARTIN JEROME STROBEL AND REV. CHARLES STROBEL AND ALICE S. EADLER 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 28th day of February, 19 94.

My commission expires 11/20/96 Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

24130
IDENTIF. ↑ REFERENCE

94 MAR -4 AM 11:13
FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 94

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

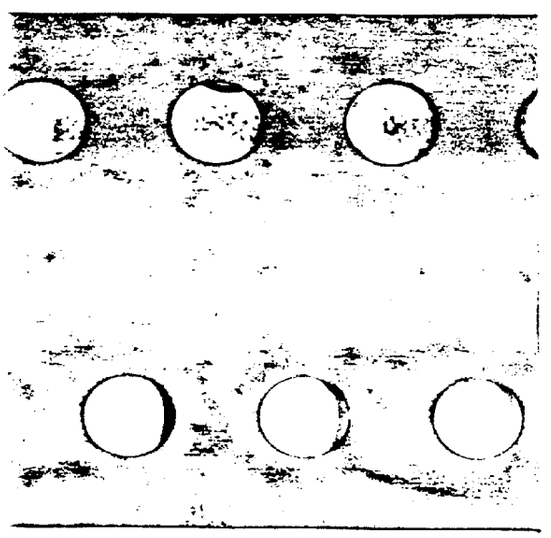
WARRANTY DEED

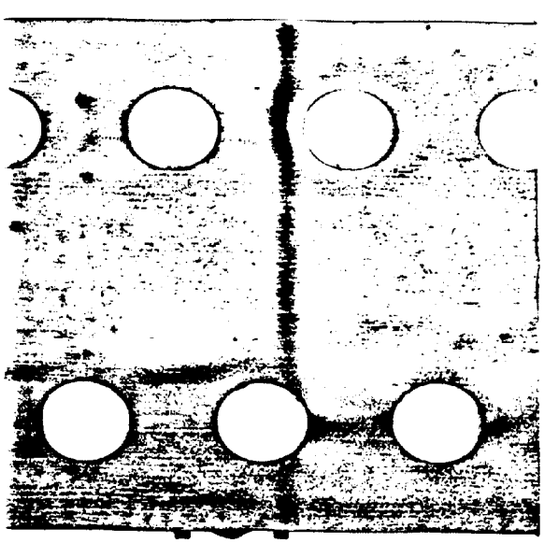
FROM VERONICA S. SEIGENTHALER AND MARTIN JEROME STROBEL AND REV. CHARLES STROBEL AND ALICE S. EADLER

TO MICHAEL HODGES AND WIFE, PENNY HARRINGTON

7833 03/04 0101 03CHECK 656.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9268 PAGE 725

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	
				175000.00
			CON TX	647.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	656.50
			CHECK	656.50
03/04/94	01		11:14 0001	7838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24130
IDENTIF. # REFERENCE

94 MAR -4 AM 11:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 763257