This Instrument Prepared By:
JOSEPH B. PITT, JR., ATTORNEY
FIRST AMERICAN CENTER
NASHVILLE, TN 37238
00270666, BOX 35

BOOK 9394 PAGE 502

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
DANNIE J. HODGES 211 Noble Court Smyrna, TN 37167	OWNER	Map 092-13 Parcel 425

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by GRANTEE, and other good and valuable considerations accepted as cash, the receipt of which are hereby acknowledged, First American National Bank and Thomas Eric Perlman, Co-Trustees, and First American National Bank and Emily Fensterwald Seesel, Co-Trustees, all under the Wills of Ralph Fensterwald, deceased, and Lucille Fensterwald, deceased, and Ann F. Eisenstein, have this day bargained and sold, and do hereby transfer and convey unto Dannie J. Hodges, the Grantee herein, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,200.00.

Affiant

Subscribed and sworn to before me, this the 27th day of June, 1994.

Notary Public

My Commission Expires: My Commission Expires 5-25-96

This is improved ( ) unimproved (x) property, known as:

37th Avenue North, Nashville, Tennessee 37209

BOOK 9304 PAGE 503

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns, forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

WE FURTHER COVENANT AND BIND ourself, our (successors), heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

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 27 day of June, 1994.

FIRST AMERICAN NATIONAL BANK
Co-Trustee under the Wills of
Ralph Fensterwald, deceased
Lucille Fensterwald, deceased

By: _____ V.P.
(Title)

_____
THOMAS ERIC PERLMAN, Co-Trustee
under the Wills of Ralph Fensterwald,
deceased and Lucille Fensterwald,
deceased

_____
EMILY FENSTERWALD SEESEL, Co-Trustee
under the Wills of Ralph Fensterwald,
deceased and Lucille Fensterwald,
deceased

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

_____
ANN F. EISENSTEIN

STATE OF NEW YORK)
)
COUNTY OF New York)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Thomas Eric Perlman, Co-Trustee, with whom I am personally acquated (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustee under the Wills of Ralph Fensterwald, deceased, and Lucille Fensterwald, deceased, and that he as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in New York, NY
_____, this 21 day of June, 1994.

_____
NOTARY PUBLIC

Commission expires: _____

JUEL R. MERZ
Notary Public, State of New York
No. 52-2671416
Qualified in Suffolk County

STATE OF MINNESOTA
COUNTY OF Ramsey

BEFORE ME, the undersigned authority, a Notary Public in and for the aforesaid County and State, personally appeared Emily Fensterwald Seesel, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee under the Wills of Ralph Fensterwald, deceased and Lucille Fensterwald, deceased, the within named bargainor, and that she as such Co-Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in St. Paul, Minnesota, this 22nd day of June, 1994.

EDITH A. JOHNSON
NOTARY PUBLIC-MINNESOTA
RAMSEY COUNTY
My Commission Expires Oct. 31, 1994

Edith A. Johnson
NOTARY PUBLIC

My commissin expires: 10-31-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Douglas Kirby with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Vice President of First American National Bank, Co-Trustee under the Wills of Ralph Fensterwald, deceased and Lucille Fensterwald, deceased, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 27th day of June, 1994.

Carolyn P. Motgan
NOTARY PUBLIC

My Commission Expires 9-25-96

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann F. Eisenstein, the within named 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, at Nashville, Tennessee, this 27 day of June, 1994.

Linda V. Jones
NOTARY PUBLIC

My Commission Expires: 11-10-97

EXHIBIT A BOOK 9394 PAGE 505

Land in Davidson County, Tennessee, being the most southerly 50 feet of Lots Nos. 161 and 162 in Hortense Place, a plan of lots of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, and fronting 50 feet on the east margin of Thirty-Seventh Avenue North, and running back between parallel lines 86 feet to the west line of Lot No. 160, as shown on above-described plan, the same being Lot No. 3 in Subdivision of Lots Nos. 161 and 162.

Being the same property conveyed to Joe Fensterwald, by deed from Mrs. Ophelia E. King and husband, Ira W. King, of record in Book 496, page 23, Register's Office for Davidson County, Tennessee; and being the same property left in equal shares to Bernard Fensterwald and Ralph Fensterwald under the Last Will and Testament of Joseph Fensterwald, probated on March 19, 1931, of record in Will Book 47, page 332, County Court Clerk's Office for Davidson County, Tennessee; the said Ralph Fensterwald having since died testate, Will of record in Will Book 73, page 255, Probate Court of Davidson County, Tennessee, and said property conveyed to Lucille Fensterwald and First American National Bank as Joint Testamentary Trustees under the Will of Ralph Fensterwald, deceased, by deed of record in Book 3879, page 169, Register's Office for Davidson County, Tennessee; the said Lucille Fensterwald having since died testate, Will of record in Will Book 91, page 161, Probate Court of Davidson County, Tennessee. First American National Bank and Elaine Fensterwald Perlman were named Co-Trustees, and First American National Bank and Emily Fensterwald Seesel were named Co-Trustees of the Testamentary Trusts set up under the Wills of Ralph Fensterwald, deceased, and Lucille Fensterwald, deceased. Elaine Fensterwald Perlman has since died, and Thomas Eric Perlman appointed Successor Co-Trustee.

The said Bernard Fensterwald having since died testate, Will of record in Will Book 65, page 47, Probate Court of Davidson County, Tennessee, devising said property to Bernard Fensterwald, Jr., Ann F. Eisenstein and Blanche Fensterwald. Blanche Fensterwald having died testate, Will of record in Will Book 78, page 173, Probate Court of Davidson County, Tennessee, devising said property to Bernard Fensterwald and Ann F. Eisenstein. The said Bernard Fensterwald, Jr., has since died testate, and under his Will, of record in Book 9394, page 491, Register's Office for Davidson County, Tennessee, Bernard Fensterwald, III, Executor, was granted the power to convey real property of the estate.

66770
IDENTIFICATION REFERENCE
94 JUL -1 AM 9:42
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2341 07/01 0101 03CHECK 2E

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9394 PAGE 506

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 3200.00
CON TX 11.84
PRFEE 1.00
WDEED 16.00
TOTAL 28.84
CHECK 28.84

07/01/94 01 09:42 0001 2341

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66770

94 JUL -1 AM 9:42

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER
NASHVILLE, TN.

No. 809001