BOOK 9874 PG 840

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

James Nick Nollner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF November, 95

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES NICK NOLLNER (NAME)	FT MORTGAGE COMPANIES d/b/a FIRST TENNESSEE (NAME) MORTGAGE	90-12-371
605-A CROLEY DRIVE (ADDRESS)	P. O. BOX 613136 (ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, DANNIE J. HODGES AND WIFE, CONNIE L. HODGES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES NICK NOLLNER AND WIFE, KERI L. NOLLNER

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 2, on the Plan of ELAM SUBDIVISION, RESUB LOT 1, of record in Plat Book 8250, page 431, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to DANNIE HODGES, by deed from Jerry W. Blair and wife, Joy S. Blair, of record in Book 9554, page 406, Register's Office for Davidson County, Tennessee. **DELETE THIS PARAGRAPH & SUBSTITUTE ****

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

DANNIE J. HODGES AND DANNIE HODGES ARE ONE IN THE SAME PERSON.

SOURCE OF DESCRIPTION: PLAT OF RECORD

Connie L. Hodges, wife of Dannie J. Hodges, joins in to convey any interest she may have by reason of her marital status in subject property.

This instrument is executed on behalf of Connie L. Hodges, by Dannie J. Hodges, as her Attorney-in-Fact, pursuant to a Power of Attorney of record in Book 9564, page 228, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 605-A CROLEY DRIVE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my hand this 29th day of November, 19 95

Dannie J. Hodges
DANNIE J. HODGES

Connie L. Hodges By Dannie J. Hodges
CONNIE L. HODGES
BY: DANNIE J. HODGES, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANNIE J. HODGES

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained Witness my hand and official seal at NASHVILLE, Tennessee, this 29th day of November 19 95.

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____ Notary Public

304.63

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANNIE J. HODGES, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of CONNIE L. HODGES, as her Attorney-in-Fact, as the free act and deed of the within named CONNIE L. HODGES.

WITNESS my hand and official seal at Nashville, Tennessee, this 29TH day of NOVEMBER, 1995.

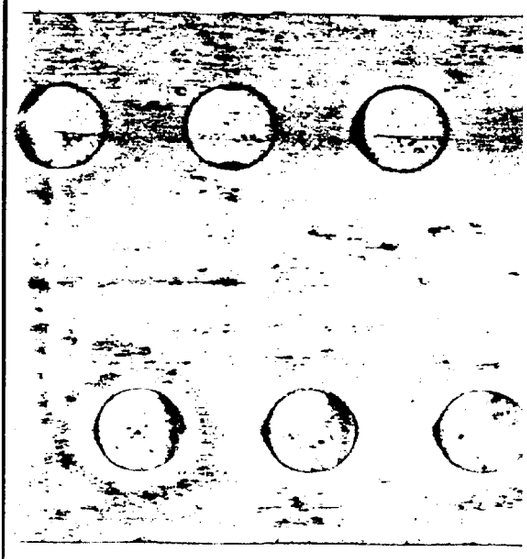
My Commission Expires: 07/26/97

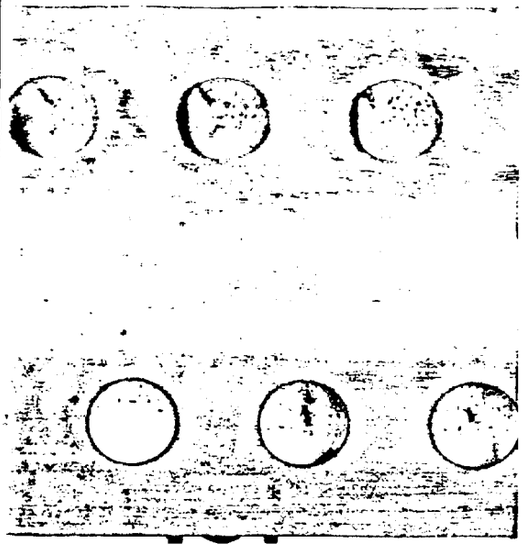
NOTARY PUBLIC I. DYKE TATUM

BEING part of the same property conveyed to DANNIE J. HODGES, A Married Man, by deed from Kenneth Earl Elam and Nora Ann Sullivan, of record in Book 9567, page 178, Register's Office for Davidson County, Tennessee.

95 DEC -1 PM 12:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0127763





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9874 PG 842

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

DART
799000.00
DON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

12/01/95 01 12:45 0001 3610

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0127763
IDENTIF. ↑ REFERENCE

95 DEC -1 PM 12:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 982115