Box 1

BOOK 8303 PAGE 735

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

[signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE [illegible] DAY OF [illegible], 19[illegible]

[signature] Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Pam O'Leary, Attorney,, 2711 Northcutt Dr. #101, Antioch, TN 37013

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Edward A. Fitzsimmons	Fleet Real Estate Funding Corp.	172-12-3
(NAME)	(NAME)	
220 Cedarmont Drive	9th West Avenue Street	[illegible]
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Norcross, South Carolina [illegible]	[illegible]
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Douglas L. Coates and wife, Barbara Coates

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO [illegible] Jr. [illegible]

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. 3 on the Plat of Revised Section One, Cedarmont Estates, of record in Plat Book 6075, Pages 69 and 70, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Douglas L. Coates and wife, Barbara Coates by deed of record in Book 7491, Page 471, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Douglas L. Coates and wife, Barbara Coates by Pam O'Leary as their attorney-in-fact pursuant to recorded Power of Attorney of record in Book 8303 Page 733, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to The Loman & Nattleton Company of record in Book 7491, Page 473, and assigned to Fleet Real Estate Funding Corp. said Register's Office with a present unpaid balance of approximately $69,623.92, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee futher assumes the obligation of the grantor and/or original mortgagor under the terms of any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is { unimproved ( ) / improved (X) } property, known as 220 Cedarmont Drive, Nashville, TN 37211
(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 our hand s this 27th day of February, 19 91

Douglas L. Coates — Douglas L. Coates
Pam O'Leary, Attorney-in-fact

Barbara Coates — Barbara Coates
Pam O'Leary, Attorney-in-fact

Pam O'Leary

Pam O'Leary

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19__.

Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____ executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

0975 03/05 0101 03CHECK 256.48

Witness my hand and official seal at _____, _____, this _____ day of _____, 19__.

Notary Public

Commission Expires _____

IDENTIF. REFERENCE

WARRANTY DEED

FROM Douglas L. Cootes and wife, Barbara Cootes

TO Richard A. [illegible], Jr.

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 1991 before me personally appeared Pam O'Leary, the person who executed the foregoing instrument on behalf of Douglas L. Cootes and wife, Barbara Cootes, and acknowledged that she executed the same as the free act and deed of the said Douglas L. Cootes and wife, Barbara Cootes, and through Power of Attorney granted her by the said Douglas L. Cootes and wife, Barbara Cootes.

10-9-91
Commission Expires:

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

OFFICIAL RECEIPT

FELIX Z WILSON II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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CO CONVEYANCE	CA CERTIFIED COPY	MISC MISCELLANEOUS
MO MORTGAGE	RELEASE	CO TAX STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TAX STATE TAX MORT
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	75623.92
CON TX	249.48
PRFEE	1.00
WDEED	6.00
TOTAL	256.48
CHECK	256.48

03/05/91 01 10:03 0001 0975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96923

IDENTIF. REFERENCE

MAR 5 11 00 AM '91

DAVIDSON COUNTY, TN.

No. 401805