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BOOK 8894 PAGE 428

AFTER RECORDING RETURN TO:
Leon Sharber, Attorney
1161 Murfreesboro Rd., Ste. 505
Nashville, TN 37217

Prepared by: Kennedy Covington Lobdell & Hickman (CJV)
NationsBank Corporate Center
100 North Tryon Street, Suite 4200
Charlotte, North Carolina 28202-4006

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.
310 Port Drive Madison, TN 37115	SAME	Map: 51-01 Parcel: 36.00

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $ 88,900.00.

Doris A. Coles, Commodore
Coles, Sr. and wife, Bernice L. Coles
Affiant (Grantee)

Subscribed and sworn to before me, this the 15th day of March, 1993.

[Official Seal] Doris A. Coles

Notary Public

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Delaina D. Davis
My Commission Expires: 1-25-97

SPECIAL WARRANTY DEED

NATIONSBANK OF TENNESSEE, a Tennessee banking corporation, formerly known as Sovran Bank/Tennessee ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, TRANSFERRED and CONVEYED and does hereby GRANT, SELL, TRANSFER and CONVEY unto DORIS A. COLES AND COMMODORE COLES, SR. AND WIFE, BERNICE L. COLES (collectively referred to as the "Grantee") in fee simple, their heirs and assigns, that certain land located in Davidson County, Tennessee, and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B, attached hereto and incorporated herein by reference.

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

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's heirs, successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS OR SUBSTANCES (AS DEFINED IN THE PURCHASE AND SALE AGREEMENT PURSUANT TO WHICH THIS DEED IS DELIVERED OR, IF NOT DEFINED THEREIN, MEANING ANY SUBSTANCES OR MATERIALS WHICH ARE NOW OR HEREAFTER CLASSIFIED OR CONSIDERED TO BE HAZARDOUS OR TOXIC UNDER STATE, FEDERAL OR MUNICIPAL LAWS, RULES, ETC. OR THE COMMON LAW, OR ANY OTHER APPLICABLE LAWS RELATING TO THE PROPERTY, OR AS OTHERWISE DEFINED BY LAW), EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN. GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

Ad valorem taxes for the present year having been prorated, Grantee hereby assumes payment thereof, and subsequent assessments for that and prior years due to change in land usage, ownership, or both.

IN WITNESS WHEREOF, GRANTOR, has caused this Special Warranty Deed to be executed on the 11th day of March, 1993.

ATTEST:

Secretary

NATIONSBANK OF TENNESSEE,
a Tennessee banking corporation

By: _____
Name: Gregory P. Murphy
Title: Senior Vice President

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STATE OF NORTH CAROLINA §
§
COUNTY OF MECKLENBURG §

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Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gregory P. Murphy and Joan Y. Brown, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Senior Vice President and Ass't Secretary respectively of NationsBank of Tennessee, a Tennessee banking corporation, the within named bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Gregory P. Murphy as such Sr. Vice Pres. and Joan Y. Brown as such Ass't secretary.

Witness my hand and seal, in Charlotte, North Carolina, this the 11th day of March, 1993.

[Official Seal]
NOTARY
*
PUBLIC

Nora H. Noyes
Notary Public, State of North Carolina

My Commission Expires: My Commission Expires February 7, 1998

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 109 on the Plan of Sherry Heights, Section III, as of record in Book 2331, pages 126 and 127, Register's Office for said County, and described as follows:

SAID Lot No. 109 fronts 130 feet on the westerly side of Port Drive and runs back between lines 331.6 feet on the northerly line and 291.0 feet on the southerly line to a dead line in the rear on which it measures 138.0 feet.

Being the same property conveyed to Sovran Bank/Tennessee by deed from James R. Lawson, Substitute Trustee, recorded on March 19, 1991, in Deed Book 8312, Page 261 in the Register's Office for Davidson County, Tennessee.

This property is known as 310 Port Drive, Madison, Tennessee, 37115.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of parties in possession.

2. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, subdivision, building and zoning ordinances.

3. Defects, liens, encumbrances, adverse claims or other matters 1) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; or 2) resulting in no loss or damage to the Grantee; or 3) attaching or created subsequent to the date hereof.

4. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.

5. Any and all leases, if any, and rights of parties therein.

6. Taxes and assessments for the year of closing and subsequent years and subsequent assessments for prior years due to a change in use or ownership.

7. All valid and enforceable covenants, liens, encumbrances, defects, easements and other matters as shown on the public record.

8. All matters which would be disclosed by a personal inspection of the property or by a current, accurate, physical survey of the property.

9. The Plan of record in Book 2331, Page 126, said Register's Office, shows an Owner's Certificate, a 150 foot minimum building setback line from Port Drive and a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 x 20 foot utility anchor easement located on the southeast corner of said lot.

02604

IDENTIFICATION REFERENCE

MAR 23 1 03 PM '93

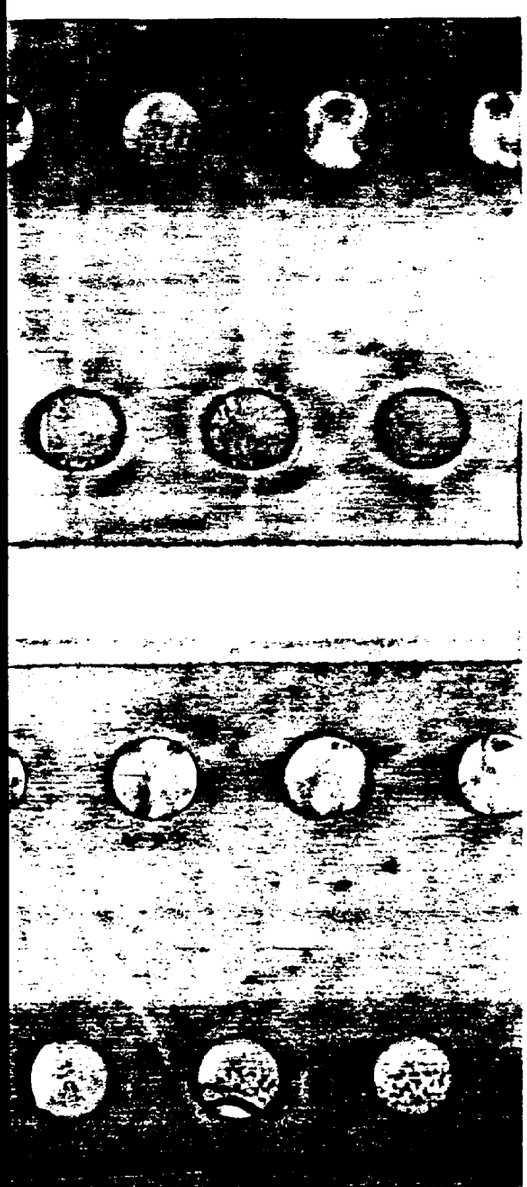
DAVIDSON COUNTY, TN

Initials

5022 03/23/93 0101 03CHECK 349.93

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

RECEIVED OF _____

FOR _____

BOOK 8894 PAGE 433

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 88900.00
				CON TX 328.93
				PRFEE 1.00
				TDEED 20.00
				ERR CO
				TDEED 20.00-
				MDEED 20.00
				TOTAL 349.93
				CHECK 349.93
			03/23/93 01	13:01 0001 5022

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02604

IDENTIFICATION REFERENCE

MAR 23 1 09 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 632513