54206

27A

IDENTIFICATION REFERENCE BOOK 9357 PAGE 186

94 MAY 26 AM 8:19

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

Prepared By:
Linda S. Harris, Attorney
761 Old Hickory Blvd., Ste 305
Brentwood, TN 37027

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Patrick Cullen Coil 5501 Clovercrest Drive Brentwood, TN 37027	BarclaysAmerican Mortgage 5032 Parkway Plaza Blvd. Charlotte, NC 28217	Map 171-4 Parcel 18 Field Bk.: 6Du 55695

THE STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $192,000.00.

AFFIANT

Subscribed and Sworn to Before Me, this the 11th day of May, 1994.

NOTARY PUBLIC

My commission expires 7/1/97

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FIRST UNION NATL. BANK, TRUSTEE,** hereinafter called the **GRANTORS,** have bargained and sold, and by these presents do transfer and convey unto **PATRICK CULLEN COIL AND WIFE, COLLEEN ANNE COIL,** 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:

Being Lot No. 97 on the Plan of Cloverland Acres, Section Eleven as of record in PLat Book 5200, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to C.C. Bradley by deed from Alfred J. Brandon and wife, Betty J. Brandon of record in Book 6076, page 481, Register's Office for Davidson County, Tennessee. The said C.C. Bradley having since died. The Grantors herein having been appointed Trustee under file number 78226, in the Probate Court Clerk's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 5344, page 519, said Register's Office. This conveyance is subject to any and all existing easements of record.

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 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 MAY, 1994.

FIRST UNION NATL. BANK, TRUSTEE

By: _____

Name: WILLIAM MARK YAWN

Title: TRUST OFFICER/VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF

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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_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared WILLIAM MARK YAWN and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the TRUST OFFICER AND VICE PRESIDENT and _____ respectively of the First Union Natl. Bank, Trustee the within named bargainor, and corporation, and that he as such TRUST OFFICER AND VICE PRESIDENT 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 WILLIAM MARK YAWN as such TRUST OFFICER & VICE PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 11th day of May 19 94.

My commission expires July 27, 1996

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. NOTARY PUBLIC NOV. 5, 1996

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

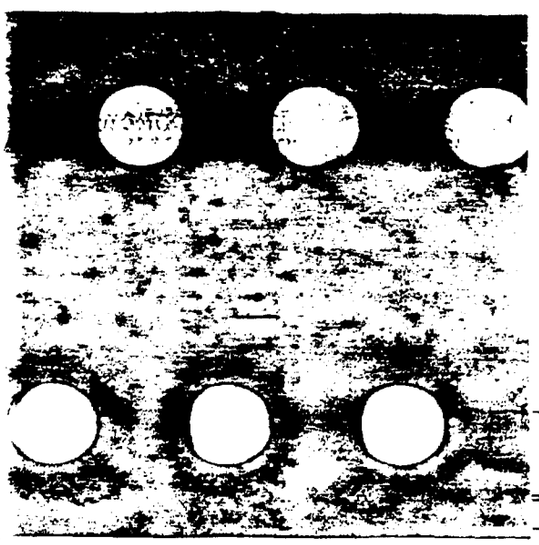
On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

_____
Notary Public

0540 05/26 01:01 03CHECK 723.40



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

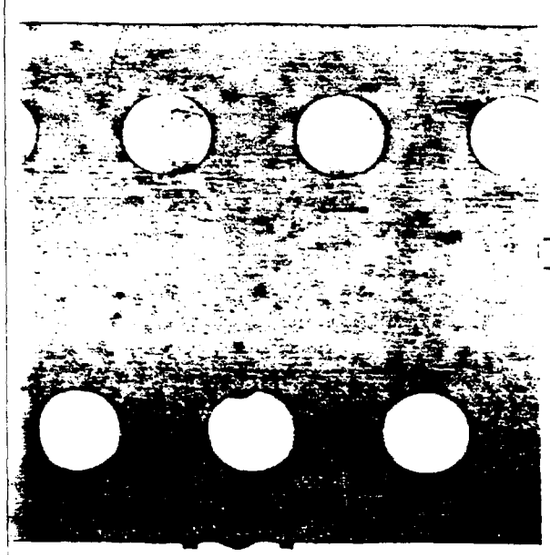
RECEIVED OF _____

FOR _____

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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
192000.00
CON TX 7410.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

ERR CO
CON TX 7410.40-
CON TX 710.40
PRFEE 1.00
WDEED 12.00
TOTAL 723.40
CHECK 723.40

54206
IDENTIF. # REFERENCE

94 MAY 26 AM 8:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

05/26/94 01 08:19 0001 0540

No. 795524