Return To: Cohen & Cohen, Attorneys
4908 Charlotte Ave,
Nashville, TN 37209

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcels 159-21.00 & 22.00

BOOK 10197 PG 949

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
First American National Bank	Mark A. Thalheim	First American National Bank
P. O. Box 305048	1222 Old Hickory Blvd.	P. O. Box 305048
Nashville, TN 37230-5048	Brentwood, TN 37027	Nashville, TN 37230-5048

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, THOMAS H. COKE and MARY J. COKE, husband and wife, have bargained and sold and by these presents do transfer and convey unto MARK A. THALHEIM, his heirs and assigns forever, the following described property, to wit:

Two Tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract No. 1:

Being part of Lot No. 6 in the partition of the lands of Allen Cotton, Jr., deceased, made December 31, 1895, of record in Book 208, page 18, Register's Office for said County, and part of an original 76.7 acre tract, described according to a survey made by H. B. Fowlkes, Surveyor, February 1948 as follows:

Beginning at a point in the center of Old Hickory Boulevard 500 feet westerly from the intersection of the center line of said Old Hickory Boulevard and the center line of the Granny White Pike, said point being also the southwest corner of a tract of land conveyed to J. J. Gordon and wife, Juliette A. Gordon, by deed from Arthur J.O Arling and wife, of record in Book 1554, page 47, said Register's Office; thence with Gordon's western boundry line, north 0 degrees 07 minutes west 450 feet to a stake at the common corner of the lands owned by J. J. Gordon, Ira E. Travis, Vernon D. Massie and the tract herein described; thence with Massie's line north 72 degrees, 45 minutes west 141 feet to a stake, south 0 degrees 07 minutes east 461.35 feet to a point in the center of said Old Hickory Boulevard; thence with the center of said Boulevard south 80 degrees east, 138 feet to the beginning containing 1.41 acres, more or less.

TRACT NO. 2:

Beginning at a point at the northeast corner of the property conveyed to John Lewis Lee and wife, by deed from Rachael Jean McCall, of record in Book 2496, page 366, Register's Office for said County; thence north 0 deg. 07' west 200 feet; thence north 72 deg. 45' west 23 feet; thence south 30 deg. 09' west 199.5 feet to said Lee's northwest corner; thence with said Lee's northern boundry line south 72 deg. 45' east 141 feet to the beginning containing 0.56 on an acre, more or less.

Being the same property conveyed to Thomas H. Coke and wife, Mary J. Coke by Quitclaim Deed by Amelia A. Coke of record in Book 9668, page 515, Register's Office for Davidson County, Tennessee. See also Quitclaim Deeds of record in Book 6209, page 272, and Book 6212, page 509, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his

heirs and assigns forever.

BOOK 10197 PG 950

AND WE DO COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1996 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantee assuming responsibility for payment of the same.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8059, page 408, Register's Office for Davidson County, Tennessee.

3. Easement for Old Hickory Boulevard which lies on and across said property.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 19th day of September, 1996.

Thomas H. Coke
THOMAS H. COKE

Mary J. Coke
MARY J. COKE

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 THOMAS H. COKE and MARY J. COKE, husband and wife, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 19th day of Septenber, 1996.

Loann L. Dana
Notary Public

My Commission Expires:
2/1/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $248,000.00.

Affiant

Sworn to and subscribed before me on this the 19th day of Sept., 1996.

Loann L Dana
Notary Public

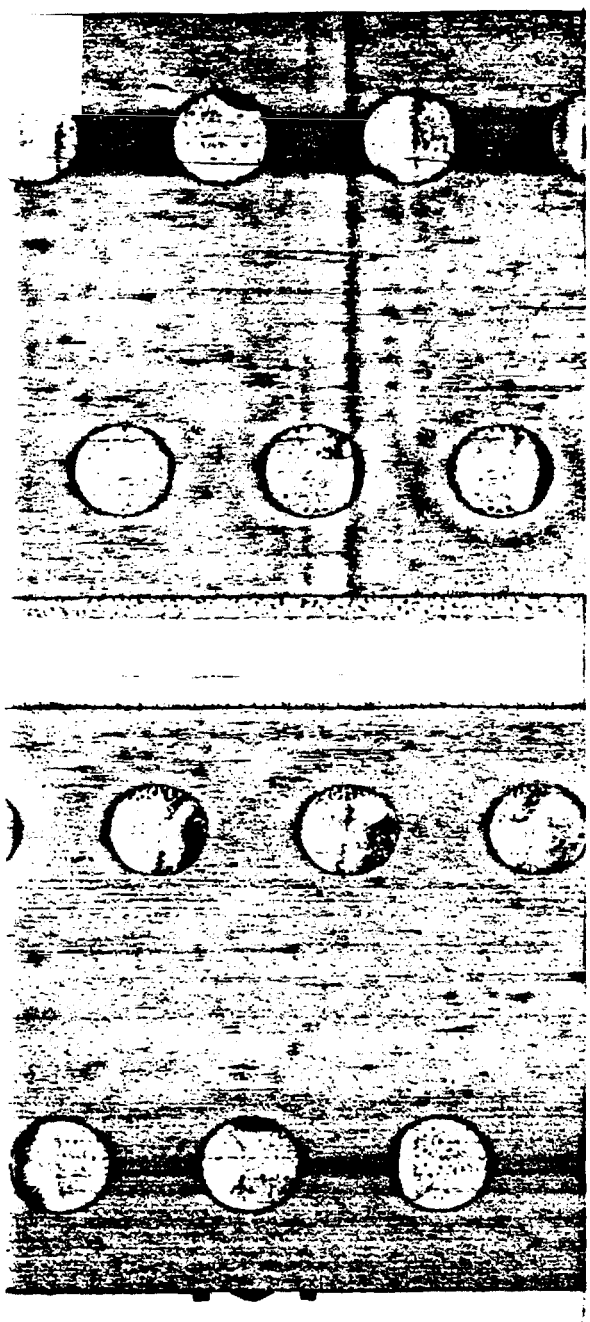
My Commission Expires:
2/1/97

0227553
IDENTIFICATION REFERENCE

96 SEP 20 PM 1:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0939 09/20 0101 03CHECK 926.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10197 PG 951

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	248000.00
			CON TX	917.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	926.60
			CHECK	926.60
09/20/96	01		13:42 0001	0939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02227553
IDENTIF. ↑ REFERENCE

96 SEP 20 PM 1:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033357