Prepared by : G. Doak, Sr., Atty., 2525 Lebanon Road, Nashville, Tn., 37214, Sup. Ct. # 2343

WARRANTY DEED

From:	Kemal M. Surji joined by his wife, Solaf H. Surji
To:	James R. Cannon and Maxie O. Patton, III, as Tenants in Common
New Owner	James R. Cannon and Maxie O. Patton, III, as Tenants in Common
Address:	3001 Melody Lane, Nashville Tn., 37214
Send Tax Bills To:	James R. Cannon and Maxie O. Patton, III
Address	3001 Melody Lane, Nashville Tn., 37214
Map & Parcel Number	133-15-144

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $35,000.00

Affiant

Sworn to and subscribed before me on 2/28/97

My Commission Expires 5/24/97 Notary Public

FOR AND IN CONSIDERATION of the sum of Thirty Five Thousand ($35000.00) Dollars, of which Five Thousand ($5000.00) Dollars cash in hand paid to Grantor by Grantees, and their execution of a deed of trust note and deed of trust for the balance, of even date herewith, Grantor, has this day bargained & sold, and does hereby transfer & convey unto Grantees, heirs, successors and assigns, certain real estate located in Davidson County Tennessee

Being Tract 2 on the plan of Elysian Plaza, as shown on the plat of record in Plat Book 6900, Page 370, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more particular description; and being the same real property conveyed to Kemal M. Surji, by Special Warranty Deed from First American National Bank of record in Book 9910, Page 933 RODC

This is unimproved property, known as 3985 Nolensville Pike, Nashville Tn., 3721

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, James R. Cannon and Maxie O. Patton, III their heirs successors and assigns, as tenants in common; and we covenant that we are lawfully seized and possessed of said real estate, in fee simple, that we have good right to convey it and that the same is unencumbered, except for: 1997 taxes (which are not yet due or payable and have been pro-rated); and, to any matters shown on the plat of record Plat Book 6900, Page 370 RODC and to a Declaration of Reciprocal Easements & restrictions in Book 6129 Page 163, (among other things, one restricts the use of the kiosk to: "banking or financial institution, or key shop"; and, (because there is no current survey, and Grantor is furnishing an Owners Title Policy and is to carry the note) this sale is also subject to any matters, which a comprehensive survey & physical inspection of the premises might have disclosed.

Grantors covenant and bind themselves, heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, heirs, successors and assigns, against the lawful claims of all persons, whomsoever with the exceptions set forth above and with the agreement specified in the contract, that the property is being sold **"AS IS, WHERE IS."**

IN WITNESS WHEREOF, Grantor, Kemal M. Surji and wife Solaf H. Surji, have hereunto set their hands on 2/28//97, with Solaf H. Surji joining in the execution hereof for the purpose of waiving homestead and all other marital rights in the subject premises, but no further or otherwise.

Kemal M. Surji

Solaf H. Surji

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named Grantors, Kemal M. Surji and wife Solaf H. Surji, the bargainors, with whom I am personally acquainted , and did swear to and subscribe the same; and they did acknowledge that they had executed the same as their own free act and deed and for the purposes therein contained.

Witness my hand & seal at office in Davidson County, Tennessee on 2/28/97

Notary Public

My Commission Expires: 5/24/97

BOOK 10365 PG 114

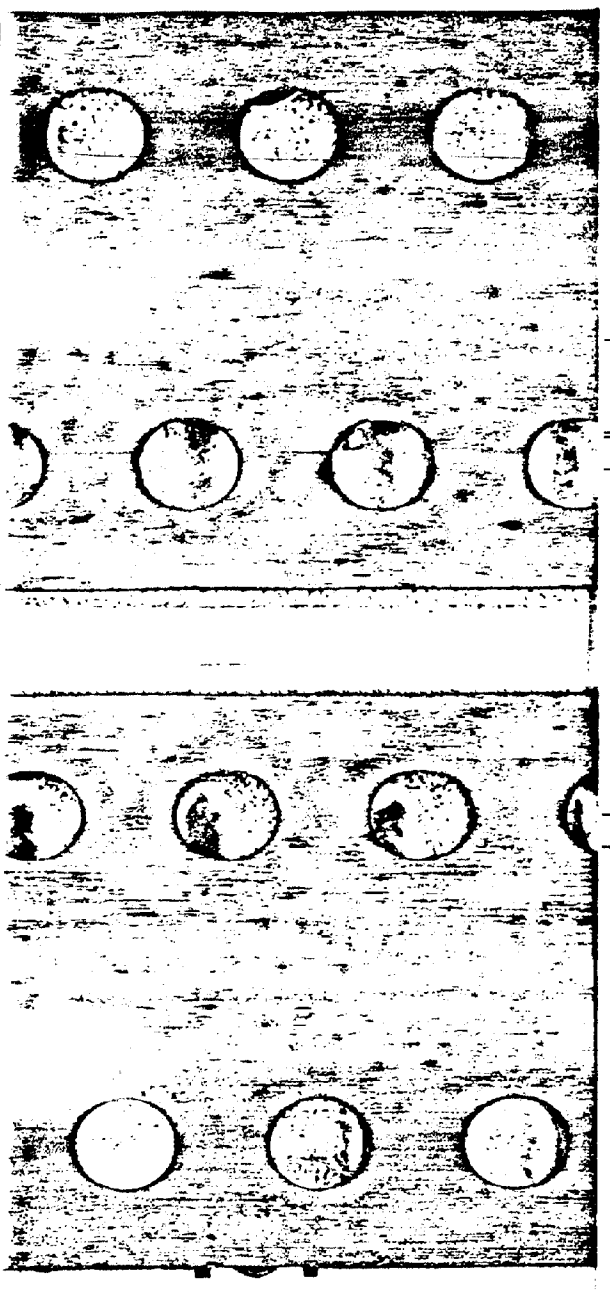
0277870

IDENTIF. & REFERENCE

97 MAR -3 AM 10: 26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1594 03/03 0101 03CHECK 138.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10365 PG 115

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50

CHECK 138.50

03/03/97 01 10:28 0001 1594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02777870
IDENTIF. # REFERENCE

97 MAR -3 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121498