Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Westlawn Associates 1202 Graybar Lane Nashville, Tennessee 37215	Same	Map 104-5 Parcel 131
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED AND SIXTY-TWO THOUSAND FIVE HUNDRED DOLLARS ($162,500.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Marjorie S. Blazer, Executrix of the Estate of James Austin Simmons (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Westlawn Associates, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real estate taxes for the current year which have been prorated between the parties.

This is improved property, known as 3909 and 3911 Murphy Road, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $162,500.00.

C. Jurney Stevens
Affiant

Subscribed and sworn to before me this 24th day of September, 1984.

Michelle Wright
Notary Public
My Commission Expires: 4-6-87

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of September, 1984.

Marjorie S. Blazer, Executrix

Marjorie S. Blazer, Executrix of
the Estate of James Austin Simmons

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michele House, a Notary Public in and for said County and State, the within named Marjorie S. Blazer, Executrix of the Estate of James Austin Simmons, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of September, 1984.

Michele House
Notary Public

My Commission Expires: 4-17-88

EXHIBIT A

LOTS Nos. 17 and 18 on the Map of the Richland Realty Company's Subdivision of Lots Nos. 328, 329 and 356 in West Lawn Subdivision as of record in Book 421, page 79, Register's Office for Davidson County, Tennessee.

SAID Lot No. 17 is described as follows: Beginning at the southeast corner of the Murphy Road and Meadow Brook Avenue; thence with the southerly margin of said road easterly 140 feet to the corner of Lots Nos. 16 and 17; thence southerly with the line between said two lots, 456.5 feet to the northeasterly line of Lot No. 18; thence with said line N. 43 1/4° W, 143 feet to the easterly margin of Meadow Brook Avenue; thence with the easterly margin of said avenue, northerly 361 feet to the beginning.

SAID Lot No. 18 is described as follows: Beginning at the northeast corner of Meadow Brook Avenue, and a 15 foot alley; thence easterly with the northwesterly margin of said alley, 61.4 feet to the corner of Lot No. 16; thence with the southwesterly line of Lots Nos. 16 and 17, N 43 1/4° W, 178 feet to the easterly margin of said avenue; thence with the easterly margin of said avenue, southerly 165 feet to the beginning. Said Plan shows said Lot No. 18 running across said 15 foot alley, which would make the west line of said Lot 180 feet and the east line 194 feet.

BEING the same property conveyed to J. A. Simmons and wife, Gladys E. Simmons, by installment deed from J. W. Hamilton, unmarried, of record in Book 684, page 102, Register's Office for Davidson County, Tennessee.

The said J.A. Simmons and wife, Gladys E. Simmons being now deceased, Gladys E. Simmons having predeceased J.A. Simmons, the property was devised to Marjorie E. Simmons Blazer as Executrix of the Estate of James Austin Simmons, with full power to sell, through the Will of James Austin Simmons of record in Will Book 147, page 245, Probate Court for Davidson County, Tennessee.

RUSH,

IDENTIF. REFERENCE

SEP 25 2 37 PM '89

REGISTER
DAVIDSON COUNTY, TN

I 5 1 8 9 3

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6388 PAGE 774

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

162500.00- CAMT.
422.50 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 432.00-
3150A09/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 5 1 8 9 3

IDENTIF. REFERENCE

DEP 25 2 37 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0071603