PREPARED BY: Joe N. Hopper, Atty.,
P. O. Box 84
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $26,000.

Affiant

Subscribed and sworn to before me this 29 day of March, 1988.

NOTARY PUBLIC

My Commission Expires 4-17-88

ADDRESS NEW OWNER:

B&W Investments
P. O. Box 121
Brentwood, TN 37027

SEND TAX BILLS:

Same

MAP: 13D-19500
70-1
PARCEL: 35

WARRANTY DEED

In consideration of $10.00 and other good and valuable consideration, DELPHINE SIMMONS, a widow, Grantor, does convey all of her right, title and interest to the hereinafter described property to JIM WOOLEMS and ALEX BONNER, dba B&W INVESTMENTS, A Partnership, Grantee. Said property conveyed herein is described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 306 on the Plan of Treppard Heights, Sec. V, as of record in Book 2663, page 100, Register's Office for said county.
>
> SAID Lot No. 306 fronts 80 feet on the southerly side of West Hamilton Avenue and extends back 770.1 feet more or less on the westerly line and 762.8 feet more or less on the easterly line to the centerline of Whites Creek on which it measures 80 feet more or less.
>
> BEING the same property conveyed to Delphine Simmons, a widow, by deed from Jerry M. Moon and wife, Rita M. Moon of record in Book 4288, page 595, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said, JIM WOOLEMS and ALEX BONNER, dba B&W INVESTMENTS, A Partnership, Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to

the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Delphine Simmons
DELPHINE SIMMONS, a widow

By John Henry Phelps
JOHN HENRY PHELPS
Power of Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19 day of March, 1986, personally appeared JOHN HENRY PHELPS, to me known to be the person who executed the foregoing instrument in behalf of Delphine Simmons, a widow, and acknowledged that he executed the same as the free act and deed of said Delphine Simmons.

Witness my hand, at office, this 19 day of March, 1986.

Betty Neal
NOTARY PUBLIC

My Commission Expires:
4-17-88

MAIL EXP

IDENTIFICATION REFERENCE

8 4 4 3 1

MAR 19 2 44 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6808 PAGE 40

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

26000.00- CAMT.
67.60 CSTAX
.50 PRFEE
6.00 WDEED.
CHECK 74.10-
4673A03/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84431

IDENTIFICATION REFERENCE

MAR 19 2 44 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228951