ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jim C. Simmons (NAME)	United Mortgage Servicing Co. (NAME)	12D-86345
749 Ringgold Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 50-14
Nashville, TN 37207 (CITY) (STATE) (ZIP CODE)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP CODE)	Par 88

WARRANTY DEED

For and in consideration of the sum of -----Ten ($10.00)

DOLLARS

Cash in hand paid by Grantee to Grantors and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Jim Carl Simmons and wife, Joanna H. Simmons,

have bargained and sold, and by these presents do transfer and convey unto ~~our daughter, Zora Bates,~~

the GRANTEE herein, ~~their~~ her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 26 on the Plan of Haynes Manor Subdivision, Section 1, of record in Book 3600, page 85, Register's Office for said County, as follows:

Said Lot No. 26 fronts 59.5 feet on the southeasterly margin of Ringgold Drive and runs back between lines measuring 135.4 feet on the southwesterly line and 142.8 feet on the northeasterly line to a broken line in the rear, measuring 85 feet thereon.

Being the same property conveyed to Jim Carl Simmons and wife, Joanna H. Simmons, by deed from James E. Woodard and wife, La-Bora Woodard, of record in Book 4170, page 758, Register's Office for Davidson County, Tennessee.

A life estate in the property herein being conveyed is specifically reserved unto the Grantors, Jim C. Simmons and wife, Joanna H. Simmons. The said Jim C. Simmons and wife, Joanna H. Simmons, shall have the use and benefit of the property herein being conveyed for so long as they shall live.

This is unimproved ( ) improved (X) property, known as 749 Ringgold Drive, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said 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 said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of May, 1986.

Jim Carl Simmons
JIM CARL SIMMONS

Joanna H. Simmons
JOANNA H. SIMMONS

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 Jim Carl Simmons and Joanna H. Simmons

the bargainor S, 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 official seal at Nashville, Tennessee, this 25th day of May 25, 1986.

My commission expires May 13, 1989 Notary Public Dorothy E. Hamilton

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 1,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles Alexander

Sworn to and subscribed before me
this 25th day of May, 1986.

My Commission Expires May 13, 1989

My commission expires Notary Public Dorothy E. Hamilton

This instrument was prepared by:

Charles Alexander, Attorney at Law, 421 Charlotte Ave., Nashville, TN 37219
Name Phone: 615-254-0554 Address

WARRANTY DEED

FROM Jim & Joanna Simmons

TO Zora Simmons Bates

IDENTIFICATION REFERENCE

MAY 27 2 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0.4.3.6.7.

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 6867 PAGE 868

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
			1000.00- CAMT.	
			2.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	9.10-
0312A05/27/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0436 7

IDENTIFI REFERENCE

MAY 27 2 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 252043