STATE OF TENNESSEE
DAVIDSON COUNTY

SEND TAX BILL TO:
Simmons Commerce Inc.
c/o JAMES SIMMONS

BOOK 7897 PAGE 162

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.-

X Mary Kirk, VP
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July, 1989

X June M. Ussery
Notary Public

MY COMMISSION EXPIRES: X 3/27/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-America Title Agency, 1100 Kermit Dr., Ste 201, Nashville, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Simmons Commerce, Inc. (NAME)	League Central Credit Union (NAME)	83-9-193
X 972 MAIN ST. (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 23085 (STREET ADDRESS)	
X NASHVILLE TN. 37206 (CITY) (STATE) (P.O. ZIP)	Nashville, TN. 37202 (CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LEAGUE CENTRAL CREDIT UNION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO SIMMONS COMMERCE INC.

8715 07/26 0101 03CHECK 228.10

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being the westerly part of Lot No. 1 on the Plan of Jane A.M. Davis' Addition to Edgefield, now East Nashville, of record in Plan Book 1, Page 41, Chancery Court at Nashville, described as follows:

BEGINNING on the southerly margin of Main Street at the corners of Lots Nos. 1 and 2; thence with the line between said two lots southwardly 170 feet to the northerly margin of an alley; thence with said alley eastwardly 40 feet to the southwest corner of the property conveyed to E.S. Lehning and wife by deed from Ben T. Blanton and wife, of record in Book 670, Page 395, said Register's Office; thence with Lehning's westerly line northwardly 170 feet to the southerly margin of Main Street; thence with said street westwardly 42 feet, more or less, to the beginning.

There is INCLUDED within the boundaries of the above lot, but expressly EXCLUDED from this conveyance the property described in Book 4553, Page 401, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to League Central Credit Union by Trustee's Deed from Michael J. Philbin, successor-trustee, dated April 4, 1988, recorded April 6, 1988, Book 7510, Page 370, Register's Office for Davidson County, Tennessee.

This property also known as 974 Main Street, Nashville, Tennessee 37206.

This is improved (X) unimproved ( ) property, known as 974 Main Street (House Number) (Street) Nashville, Tennessee 37206 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace 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. 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.

Witness my hand this 13th day of July, 1989

LEAGUE CENTRAL CREDIT UNION

BY: Mary Kirk, Vice President
Mary Kirk - Vice President

June M. Ussery
My commission expires 3/27/93

STATE OF TENNESSEE
Davidson County

BOOK 7897 PAGE 163

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19_____

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mary Kirk

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ her to be the Vice President of the League Central Credit Union a corporation, and that ~~he~~ she as such Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ herself as Vice President

Witness my hand and official seal at Nashville, this 13th day of July, 1989

Jane M. Ussleton Notary Public

Commission Expires 3/27/93

WARRANTY DEED

FROM

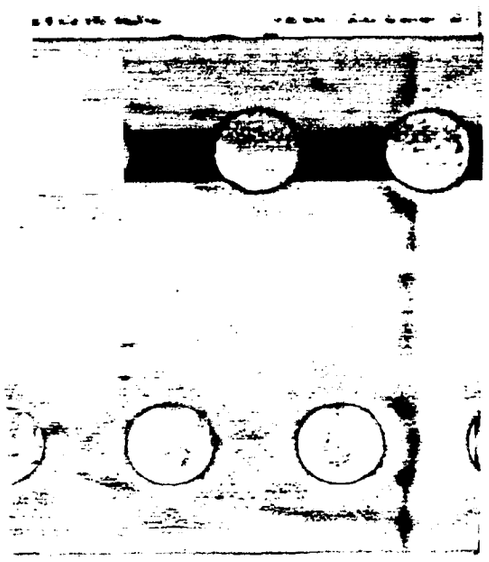
TO

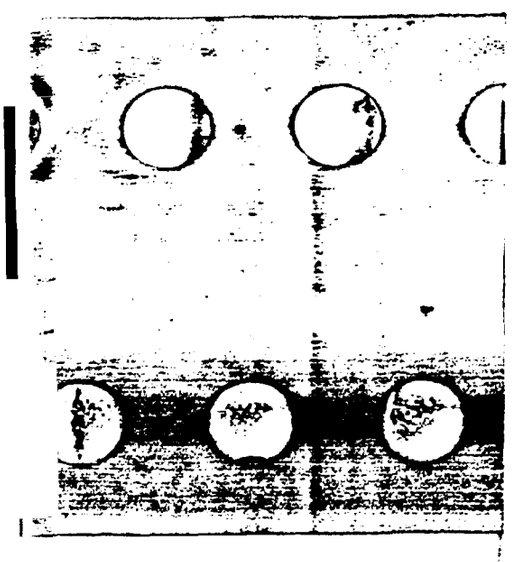
5.2085.

IDENTIFICATION

Jul 26 8 06 AM '89

FELIX Z WILSON TT REGISTER
DAVIDSON COUNTY TN





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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 67000.00
				CON TX 221.10
				PRFEE 1.00
				MDEED 6.00
				TOTAL 228.10
				CHECK 228.10
07/26/89	01			08:08 0001 8715

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.2085.

IDENTIFICATION REFERENCE

Jul 26 8 06 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232341