Box 17

BOOK 8333 PAGE 545

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Simmons Commerce 972 Main Street Nashville, TN 37206	Same	Map 62-13 Parcel 72

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

First American National Bank

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Simmons Commerce

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Map of George I. Waddey's Subdivision of W. N. Morgan 18.25 acres tract and recorded in Book 843, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 100 feet on the easterly side of Williams Ferry Road and extends back between parallel lines with the northerly margin of Claypool Avenue and 200 feet on the westerly margin of Hemlock Avenue.

Being the same property conveyed to First American National Bank from Allison G. Lucas, as Vice President of Guaranty Title Company, Trustee, by Trustee's Deed of record in Book 8115, page 533, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 1601 Riverwood Drive

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 assigns, to warrant and defend title 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 22nd day of April, 1991.

FIRST AMERICAN NATIONAL BANK

By: Samuel M. Ballesteros
SAMUEL M. BALLESTEROS
Vice President

07896

IDENTIF. REFERENCE

APR 13 11 18 AM '91
DAVIDSON COUNTY TN

RECORDING FEE 89.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samuel M. Ballesteros, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the First American National Bank the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of April, 1991.

My Commission Expires:

7-24-93

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $25,000.00.

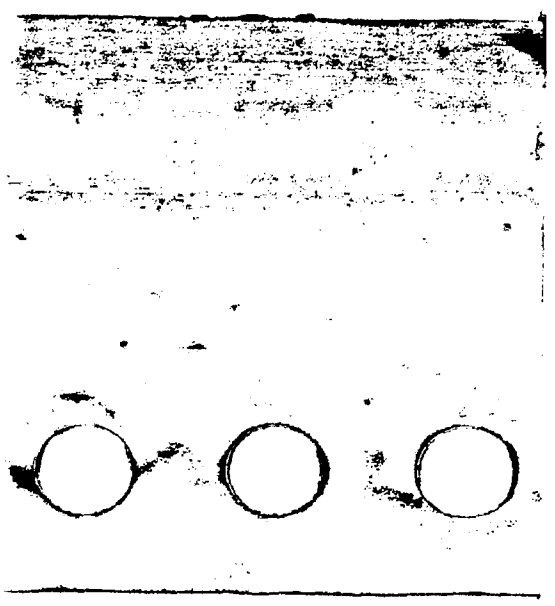
AFFIANT

Subscribed and sworn to before me this 17th day of April, 1991.

My Commission Expires:

7-24-93

NOTARY PUBLIC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

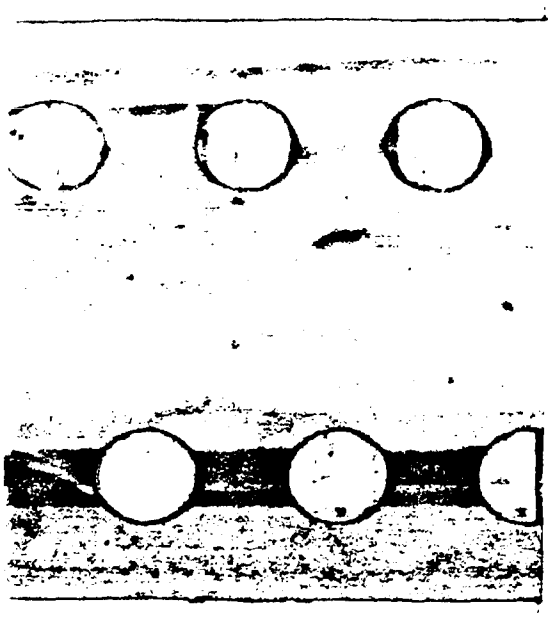
RECEIVED OF _____

FOR _____

BOOK 8333 PAGE 547

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 25000.00
CDN TX 82.50
PRFEE 1.00
[illegible] 6.00
TOTAL 89.50
CHECK 89.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/19/91 01 10:17 0001 6345

07896

IDENTIF. REFERENCE

APR 19 10 18 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 414376