BOOK 9168 PAGE 643

THIS INSTRUMENT PREPARED BY:
Phillip W. Ellenburg
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R.J.V.M. PROPERTIES, INC., 935 Woodland Street Nashville, Tennessee 37206	(SAME)	Map: 082-120 Par: 346 & 347

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00.

R.J.V.M. PROPERTIES, INC.

By: Thomas Saunders Ellenburg

Its: Vice-Pres.

SUBSCRIBED AND SWORN to before me this 30th day of November, 1993.

Connie Simmons
Notary Public

My Commission Expires:

1-23-94

91198
IDENTIF. ↑ REFERENCE

93 NOV 30 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

FOR AND IN CONSIDERATION of Ten Dollars cash in hand, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JIM SIMMONS CO., INC., hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto R.J.V.M. PROPERTIES, INC. a Tennessee corporation, hereinafter "GRANTEE", its, successors and assigns, certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns forever. GRANTOR covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that same is unencumbered except for real estate taxes for the current year which are hereby prorated and assumed by Grantee.

GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns, against the lawful claims of all persons.

WITNESS our hands this 30TH day of November, 1993.

JIM SIMMONS CO., INC.

By: James L. Simmons Jr.

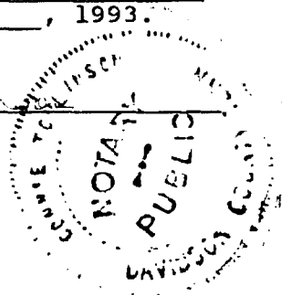
Its: Pres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and Statte, personally appeared James D. Simmons, Sr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Jim Simmons Co., Inc., the within named bargainor, a corporation, and that he as such Vice President, 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 official seal at Nashville, Tennessee, this 30TH day of November, 1993.

Connie Tomlinson
Notary Public



My Commission Expires:

1-23-94

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being part of Lots Nos. 9 and 10 on the Paynes Addition to Edgefield, as of record in Book 21, page 70, Register's Office for said County and described as follows:

Beginning at a point in the northerly margin of Woodland Street at the corner of Lots Nos. 9 and 10; thence northerly 170 feet more or less to the south margin of an alley; said point being 50 feet west of the northeast corner of Lot No. 9; thence westerly along the south margin of said alley, 50 feet to a point which is 20 feet east of the northwest corner of Lot No. 10; thence southerly 170 feet more or less to the corner of Lots Nos. 10 and 11; thence with the northerly margin of Woodland Street, easterly 50 feet to the point of beginning.

TRACT II:

Land in Davidson County, Tennessee, being part of Lots Nos. 10 and 11 on the Plan of Paynes Addition to Edgefield as of record in Book 21, page 70, Register's Office for said County, and described as follows:

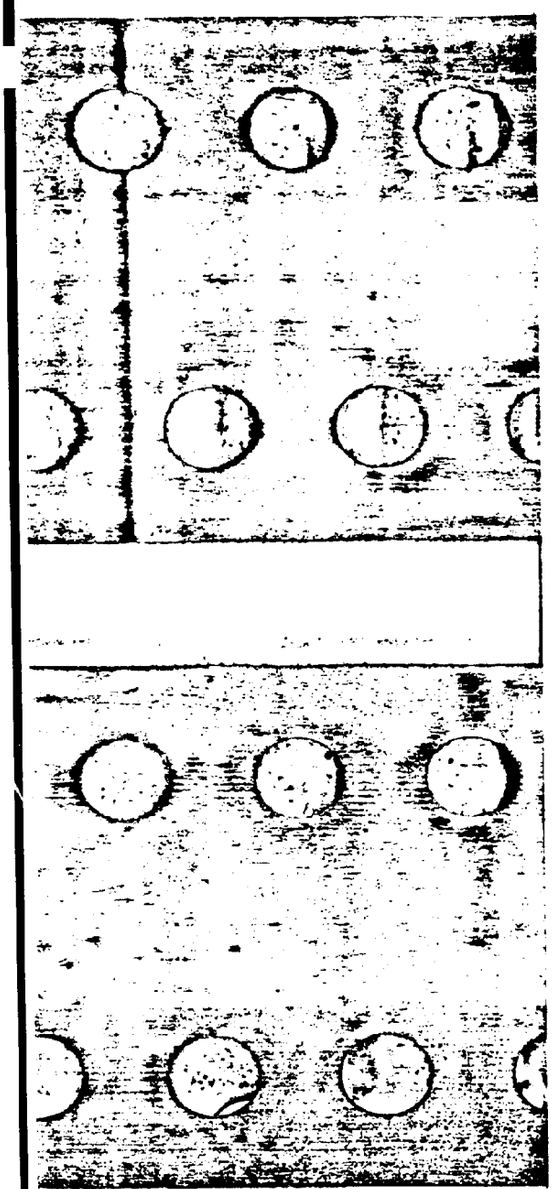
Beginning at a point in the northerly margin of Woodland Street, at the common corner of Lots Nos. 10 and 11; thence northerly 173 feet more or less to a point in the southerly margin of an alley, which point is 20 feet east of the common corner of Lots Nos. 10 and 11; thence with the southerly margin of said alley, westerly 50 feet to a point; thence southerly 173 feet more or less to a point in the northerly margin of Woodland Street, the common corner of Lots Nos. 11 and 12; thence with the northerly margin of said Woodland Street, easterly 50 feet to the point of beginning.

Tracts I and II above being the same property conveyed to Simmons Pest Control Company, Inc., by deed from Delia Gebhardt, unmarried, of record in Book 6926, page 649, Register's Office for Davidson County, Tennessee. Simmons Pest Control Company, Inc. became Simmons Commerce Inc. as evidenced by Amendment to Charter of record in Book 7665, page 363, said Register's Office, Simmons Commerce Inc. merged with Jim Simmons Co. Inc. as evidenced by Amendment to Charter of record in Book 8365, page 13, Register's Office for Davidson County, Tennessee, Jim Simmons Co. being the surviving corporation.

Further, this conveyance is given subject to:

1. 1993 taxes, a lien but not yet due and payable.

4346 11/30 0101 03CHECK 383.00



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

RECEIVED OF _____

FOR _____

BOOK 9168 PAGE 646

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
			CAMT	
				100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	383.00
			CHECK	383.00
11/30/93	01		15:59 0001	4346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91198
IDENTIF. ◆ REFERENCE

93 NOV 30 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 728053