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: 348

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $87,500.00.

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

By: [signature]

Its: Vice-Pres.

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

[signature]
Notary Public

My Commission Expires:
1-23-94

91199
IDENTIF. + REFERENCE

93 NOV 30 PM 3:59
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

FOR AND IN CONSIDERATION of the sum of Ten Dollars cash in hand, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, JAMES D. SIMMONS, SR. and wife, EDNA R. SIMMONS, hereinafter "GRANTORS", have this day bargained and sold and do 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 in 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. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered except for real estate taxes for the current year which are hereby prorated and assumed by Grantee.

GRANTORS further covenant and bind themselves, their heirs 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 30 day of Nov., 1993.

[signature]
JAMES D. SIMMONS, SR.

[signature]
EDNA R. SIMMONS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES D. SIMMONS, SR. and EDNA R. SIMMONS, the within named bargainors, 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 30th day of November, 1993.

Connie Tomlinson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

1-23-94

G:\USERS\ANGIE\PWE M-Z\SIMMONS.DEE\11-30-93

EXHIBIT A

Being the easterly 50 feet of Lot No. 9 on the Plan of Payne's Addition to Edgefield, now East Nashville, as of record in Book 21, page 70, Register's Office for said County, and described as follows:

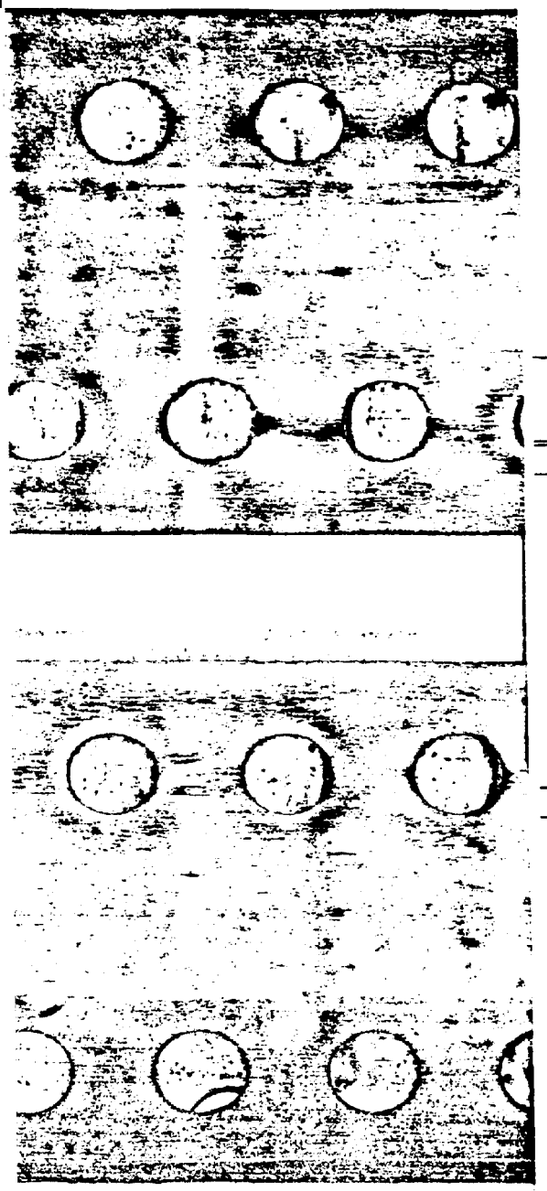
Beginning at the northerly margin of Woodland Street at the corner of Lots Nos. 9 and 10 on said plan; thence with the northerly margin of said Street easterly 50 feet to the southeast corner of said Lot No. 9; thence northerly with the east line of said lot 170 feet to the southerly margin of an alley; thence with said alley westerly 50 feet to a stake 10 feet easterly from the northwest corner of said Lot No. 9; thence southerly in a straight line 170 feet, more or less, to the beginning.

Being the same property conveyed to James D. Simmons and wife, Edna R. Simmons, by deed from Simmons Pest Control Company of record in Book 4077, page 303, said Register's Office.

Further, this conveyance is subject to:

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

4347 11/30 0101 03CHECK 336.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9168 PAGE 650

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 87500.00
				CON TX 323.75
				PRFEE 1.00
				WDEED 12.00
				TOTAL 336.75
				CHECK 336.75
			11/30/93 01	15:59 0001 4347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91199
IDENTIF. ↑ REFERENCE

93 NOV 30 PM 3:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 728054