THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00275598
BOX 35

WARRANTY DEED

BOOK 9611 PG 8

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
John L. Freund	Owner	MAP83-09
(NAME)	(NAME)	
975 Main Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 193
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- Dollars,

Cash in hand paid by John L. Freund and wife, Lynda S. Freund, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Jim Simmons Co., Inc., a Tennessee Corporation

have this day bargained and sold, and do hereby transfer and convey unto the said John L. Freund and wife, Lynda S. Freund

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, 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 No. 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.

INCLUDED in the above described property, but EXCLUDED THEREFROM is that tract described in Book 4553, page 401, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Simmons Commerce Inc., by deed from League Central Credit Union, of record in Book 7897, page 162, Register's Office for Davidson County, Tennessee; the said Simmons Commerce Inc. having merged with Jim Simmons Co., Inc. as evidenced by instrument of record in Book 8365, page 13, Register's Office for Davidson County, Tennessee, naming Jim Simmons Co., Inc. the surviving corporation.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Affiant

Subscribed and sworn to before me this the 3 day of March, 19 95

Notary Public

My commission expires: 10-31-97
(Affix Seal)

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

TO HAVE AND TO HOLD the said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 3rd day of March, 19 95 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jim Simmons Co., Inc. PRES.

9611

BOOK 9611 PG 9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named 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 _____

7294 03/03 0101 03CHECK 194.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, *a Notary Public of the State and County aforesaid, personally appeared* James D. Simmons, Jr., *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Jim Simmons Co., Inc., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 3 *day of* March, *19* 95

Commission expires 11-10-97 _____ *Notary Public*

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

95 MAR -3 PM 2:52

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

39278

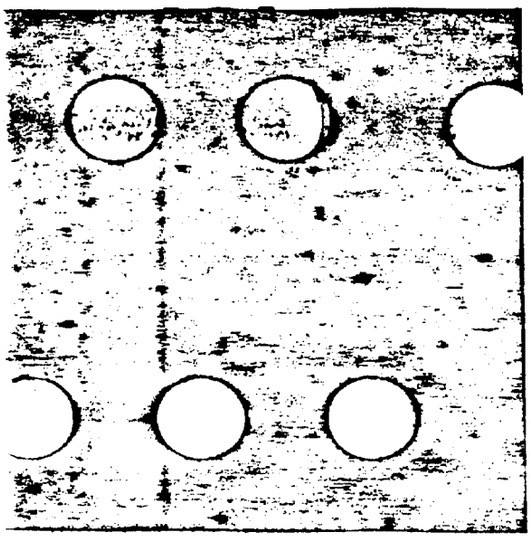
IDENTIF. ↑ REFERENCE

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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

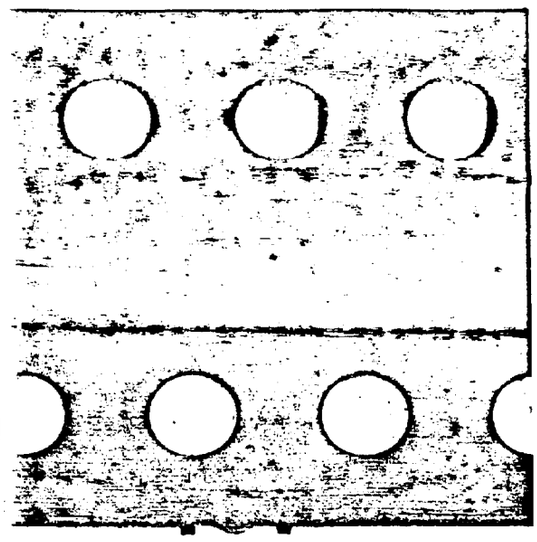
RECEIVED OF _____

FOR _____

BOOK 9611 PG 10

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL ~~194.00~~
CHECK 194.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/03/95 01 14:53 0001 7294

39278
IDENTIF. & REFERENCE

95 MAR -3 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886942