THIS INSTRUMENT PREPARED BY:
John L. Van Cleave
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
(615) 255-2191

QUITCLAIM DEED

BOOK 9663 PG 309

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Simmons, Jr. 952 Main Street Nashville, TN 37206	SAME	Map: 82-12 Pars: 296

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $107,499.37.

Affiant

SUBSCRIBED AND SWORN to before me this 28th day of April, 1995.

Notary Public

My Commission Expires: My Commission Expires JULY 27, 1996

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JIM SIMMONS CO., INC., a Tennessee corporation, hereinafter "GRANTOR", by these presents do hereby quitclaim and convey unto JAMES D. SIMMONS, JR., Inc., hereinafter "GRANTEE", his heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 and part of Lot No. 7 on the Plan of Jane A. M. Davis's Subdivision, as of record in Plan Book 1, Page 41, Chancery Court at Nashville.
>
> Said Lot No. 6 and part of Lot No. 7 front 90 feet on the southerly side of Main Street and extend back 170 feet between parallel lines to an alley. Included in the above description, but Excluded therefrom, are those portions of Lot No. 6 and part of Lot No. 7 which were condemned by the Nashville Housing Authority as described by instruments of record in Book 4099, Page 446, and Book 4099, Page 450, Register's Office for said County.
>
> Being the same property conveyed to Jim Simmons Co., Inc. by deed from Third National Bank in Nashville, Nashville, Tennessee, Executor and Trustee under the Will of Mildred Pirtle Green, of record in Book 9250, Page 958, Register's Office for said County.

This improved property known as 960-962 Main Street, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS its hand this 28th day of April, 1995, the corporate party having executed this instrument by its duly authorized representative.

JIM SIMMONS CO., INC.

By: _____
James D. Simmons, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ann Kendall, 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 himself to be the President of JIM SIMMONS CO., INC., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him as President.

WITNESS my hand and seal, in Nashville, Tennessee, this 28th day of April, 1995.

Ann Kendall
NOTARY PUBLIC

My Commission Expires:
My Commission Expires JULY 27, 1996

57502
IDENTIFICATION REFERENCE

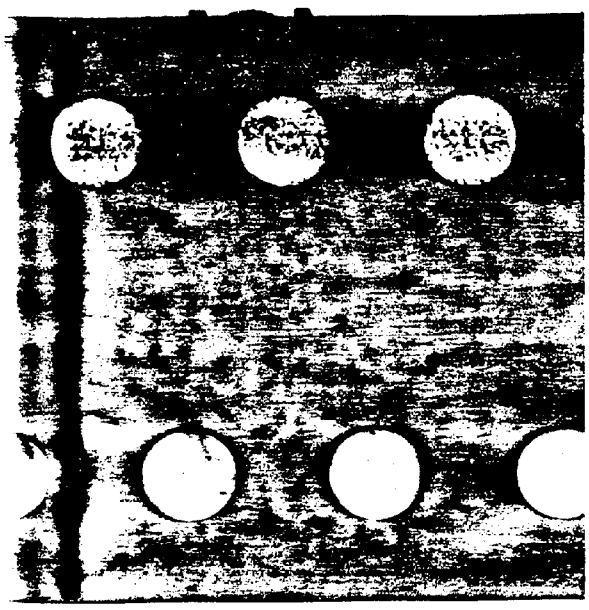
95 MAY -3 PM 3:17

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

PICK-UP

7369 05/03 1101 03CHECK 406.75

G:\USERS\JVC\SIMMONS\MAINST.QC\04-24-95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

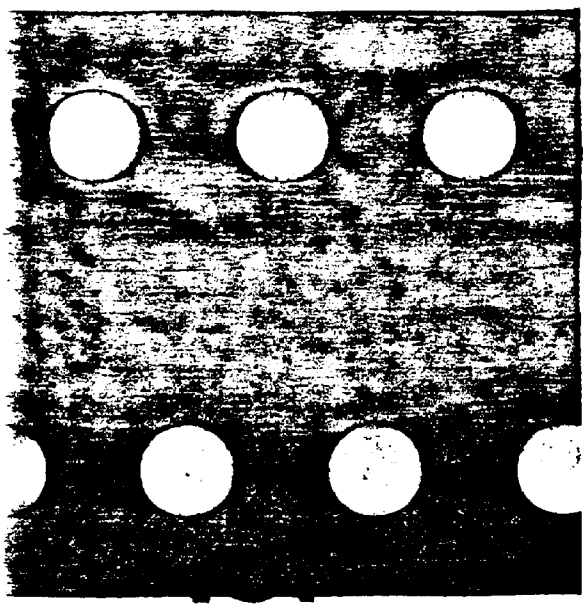
RECEIVED OF _____

FOR _____

BOOK 9663 PG 311

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 107499.37
CON TX 397.75
PRFEE 1.00
WDEED 8.00
TOTAL 406.75
CHECK 406.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7369

57502
IDENTIF. # REFERENCE

95 MAY -3 PM 3:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 906787