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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Simmons, Jr. 823 Old Lebanon Dirt Road Nashville, Tennessee 37214	SAME	Map: 87 Par: 2 & 3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $92,000.00.

Affiant

SUBSCRIBED AND SWORN to before me this 19 day of March, 1996.

Notary Public
My Commission Expires: 9-28-97

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, KATHERINE JACKSON ADAMS, PEGGY JACKSON MYERS, ROBERTA JACKSON MANN, JANE JACKSON CROCKER (formerly JANE JACKSON GRAY) and WILLIAM EDWARD JACKSON, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto JAMES D. SIMMONS, JR., hereinafter "GRANTEE", his heirs and assigns, that certain parcel or tract of real estate in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs 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 those matters shown on Exhibit "A" hereto and the lien for real property taxes for the current year, which taxes have been prorated and assumed by GRANTEE.

GRANTOR further covenant and bind themselves, their heirs, personal representatives and assigns, to warrant and forever defend the title to said real estate to said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever, except as herein stated.

The undersigned spouses of the GRANTORS join herein for the purpose of conveying any and all interest or rights each or any of them may have in the foregoing property by virtue of his or her marriage to a GRANTOR or otherwise.

WITNESS our hands this 19 day of March, 1996.

Katherine Jackson Adams
KATHERINE JACKSON ADAMS

Peggy Jackson Myers
PEGGY JACKSON MYERS

Buford Adams
BUFORD ADAMS

Kenneth Myers
KENNETH MYERS

Roberta Jackson Mann
ROBERTA JACKSON MANN

Jane Jackson Crocker
JANE JACKSON CROCKER

Joseph Mann
JOSEPH MANN

Frank Crocker
FRANK CROCKER

William Edward Jackson
WILLIAM EDWARD JACKSON

Sue A. Jackson
SUE A. JACKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KATHERINE JACKSON ADAMS and husband, BUFORD ADAMS, the 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 the 19 day of March, 1996.

Notary Public

My Commission Expires:
9-26-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PEGGY JACKSON MYERS and husband, KENNETH MYERS, 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 the 19 day of March, 1996.

Notary Public

My Commission Expires:
9-26-97

G:\USERS\JVC\SIMMONS\JACKSON.DED\03-15-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERTA JACKSON MANN and husband, JOSEPH MANN, the 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 the 19 day of March, 1996.

Dorothea J. Mauzy
Notary Public

My Commission Expires:
9-28-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JANE JACKSON CROCKER and husband, FRANK CROCKER, the 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 the 19 day of March, 1996.

Dorothea J. Mauzy
Notary Public

My Commission Expires:
9-28-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM EDWARD JACKSON and wife, SUE A. JACKSON, the 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 the 19 day of March, 1996.

Dorothea J. Mauzy
Notary Public

My Commission Expires:
9-28-97

EXHIBIT "A"

BOOK 9993 PG 154

TRACT I

Land in the 4th Civil District of Davidson County, Tennessee, being part of lot 4 on the Plan of Hagar Hollis Estate, of record in Plan Book 1, page 54, of the Chancery Court at Nashville, and beginning at a post in the north margin of the Old Nashville-Lebanon Dirt Road at the southwest corner of a small parcel of land owned by Jackson, and running thence with Jackson's line North 1 degree 27' East 337 feet to a stake; thence North 71 degrees 22' East 152 feet 9 inches (heretofore estimated at 144 feet) to a stake; thence North 1 degree East 310 feet to a stake; thence South 80 degrees 12' West 519 feet to an iron pin; thence South 9 degrees 40' West 360 feet to an iron pin; thence South 82 degrees 23' East 69 feet 4 inches to an iron pin; thence South 14 degrees 55' East 274 feet to an iron pin; thence 275 feet eastwardly with the north margin of the Old Nashville-Lebanon Dirt Road to the point of beginning, containing 6-1/2 acres more or less.

Being the same property conveyed to Katherine Jackson Adams, Peggy Jackson Myers, Roberta Jackson Mann, Jane Jackson Gray, and William Edward Jackson, as joint tenants with right of survivorship, by deed from Ruthie Jackson, surviving widow of the late Walter W. Jackson, of record in Book 7336, page 762, Register's Office for Davidson County, Tennessee.

TRACT II

Land in the 4th Civil District of Davidson County, Tennessee, being part of Lot 4 on the Plan of Hagar Hollis Estate, of record in Plan Book 1, page 54, of the Chancery Court at Nashville, and beginning at a point in the center of the Nashville-Lebanon Dirt Road, 144 feet west of the R.H. Earheart's original southeast corner; thence with the meander of the said road 241 feet to a stone located at the N.W. Benson, a west boundary line; thence North with the N.W. Benson's west boundary line 217 feet to a gulley; thence West with the said gulley to a point 144 feet from the N.W. Benson's west boundary line; thence South 360 feet to the beginning corner, containing by estimation nearly one acre.

Being the same property conveyed to Katherine Jackson Adams, Peggy Jackson Myers, Roberta Jackson Mann, Jane Jackson Gray and William Edward Jackson, as joint tenants with right of survivorship, by deed from Ruthie Jackson, surviving widow of the late Walter W. Jackson, of record in Book 7336, page 765, Register's Office for Davidson County, Tennessee.

The foregoing property is conveyed subject to the following:

1. Title to that portion of the property embraced within the bounds of Old Lebanon Dirt Road.

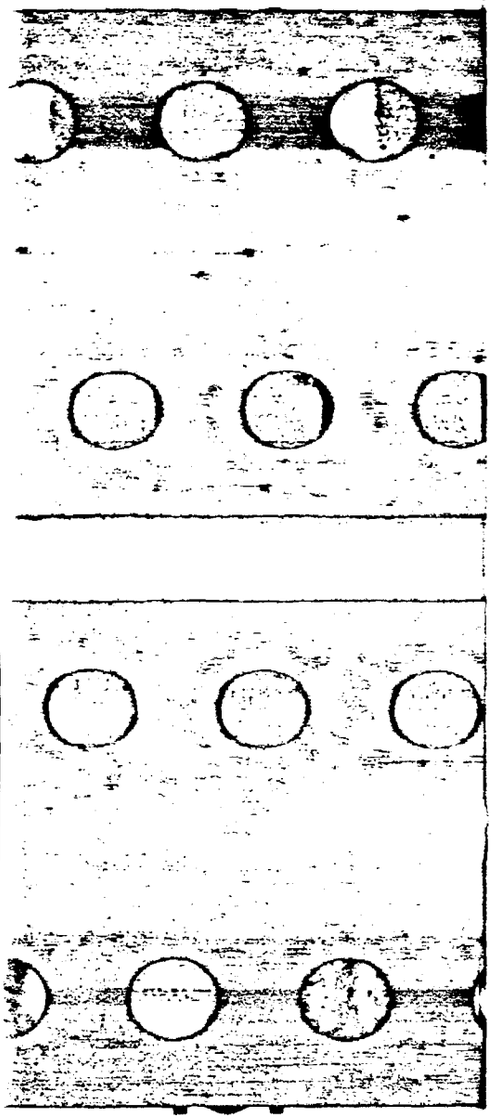
2. Taxes for 1996, a lien, but not yet due and payable.

0164602
IDENTIF. & REFERENCE

96 MAR 27 PM 4:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3267 03/27 0101 03CHECK 357.40

PICK-UP



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

RECEIVED OF _____

FOR _____

BOOK 9993 PG 155

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 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 16.00
TOTAL 357.40
CHECK 357.40
03/27/96 01 16:09 0001 3267

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164602
IDENTIF. ✦ REFERENCE

96 MAR 27 PM 4:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021287