This Instrument Prepared By:
Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
Volunteer Management, Inc.
P. O. Box 210246
Nashville, Tennessee 37221

BOOK 10078 PG 30

SEND TAX BILL:
To Owner

MAP AND PARCEL:
Map 72-8
Parcel 257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jim Simmons Co., Inc., formerly known as Simmons Pest Control Company, a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Volunteer Management, Inc., a Tennessee corporation, ("Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Dalewood Subdivision, Section 5, as of record in Book 4175, page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Being a part of the same property conveyed to Simmons Pest Control, Inc., by deed from James D. Simmons and wife, Edna R. Simmons of record in Book 6698, page 312, Register's Office for Davidson County, Tennessee.
>
> Simmons Pest Control, Inc. is one and the same entity as Simmons Pest Control Company, which is now known as Jim Simmons Co., Inc., a Tennessee corporation, by Articles of Merger of record in Book 8365, page 15, said Register's Office.

This is improved property known as 2026-2028 Cooper Lane, Nashville, TN 37216.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 5th day of June, 1996.

Jim Simmons, Co., Inc.
a Tennessee corporation

By: _____
James D. Simmons, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10078 PG 31

Before me, the undersigned Notary Public in and for said County and State, personally appeared James D. Simmons, 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 (or other officer authorized to execute the instrument) of the Jim Simmons Co., Inc., the within named bargainor, a corporation, and that he as such President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of June, 1996.

_____
NOTARY PUBLIC

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

_____
AFFIANT

Subscribed and sworn to before me
this 5th day of June, 1996.

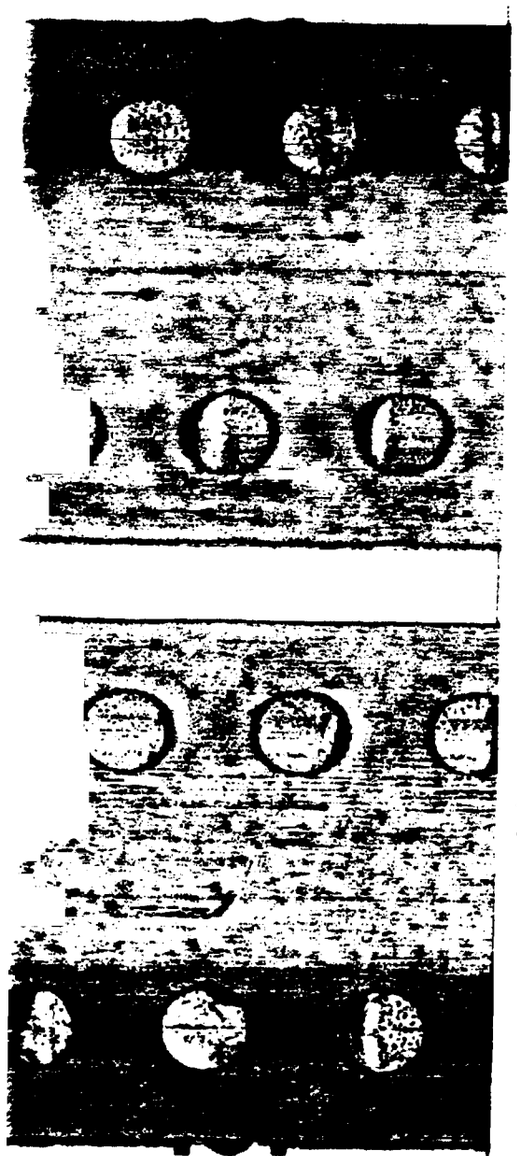
_____
NOTARY PUBLIC

My Commission Expires: 9/18/99

0189963
IDENTIF. ↑ REFERENCE

96 JUN -6 PM 12:34
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0475 06/06 0101 03CHECK 194.00



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

RECEIVED OF _____

FOR _____

BOOK 10078 PG 32

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
			06/06/96 01	12:39 0001 0475

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189963
IDENTIF. ← REFERENCE

96 JUN -6 PM 12:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048334