THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 10154 PG 518
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 117,500.00

Affiant

Subscribed and sworn to before me, this 8th day of August 1996

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SCOT C. SIMMONS 1614 Holly Street Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 83-14 PARCEL 33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 117,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, ___, CROMWELL PROPERTIES, LLC

hereinafter called the Grantor has bargained and sold, and by these presents does transfer and convey to SCOT C. SIMMONS AND WIFE, JANELLE ANN SIMMONS

hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 24 on the Map of Lindsley's Subdivision of the Chadwell Tract, as of record in Book 2, page 24, Chancery Court of Nashville.

SAID Lot No. 24 fronts 50.0 feet on the southerly line of Holly Street and runs back between parallel lines, 160.0 feet to an alley.

BEING the same property conveyed to Cromwell Properties, LLC, by deed from George Dwain Mitchell, of record in Book 10047, page 409, Register's Office for Davidson County, Tennessee.

021390 IDENTIF. ↑ REFERENCE

96 AUG 13 AM 8:52 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

This is improved property known as 1614 Holly Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEEs that it is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Lindsley's Subdivision of the Chadwell Tract of record in Book 2, page 24, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s__ its successors and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __8th___ day of ___August____, 19_96_, as the duly ~~authorized~~ representative.

CROMWELL PROPERTIES, LLC

Scott B Thomas

_____

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 _____, the 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 this _____day of _____ , 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

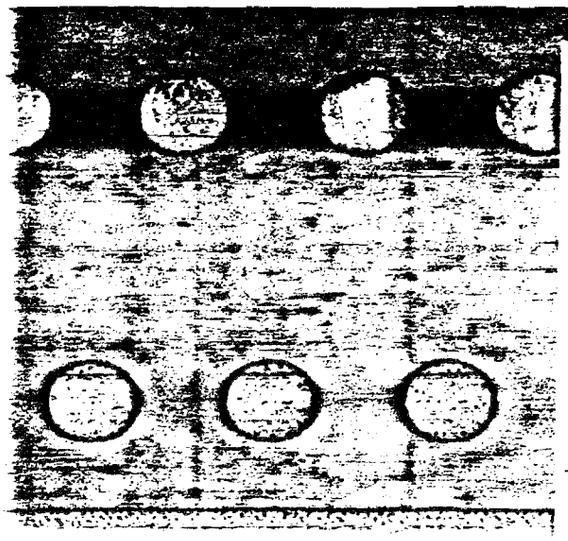
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ Scott B. Thomas _____ _____ with whom I am personally acquainted and who upon __his__oath___ acknowledged __himself__ to be the _____ Managing Partner _____ of the _____ Cromwell Properties, LLC _____ the within named bargainor, and that __he_____ as such ___Managing Partner_____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said ___Scott B. Thomas_____ as such ___Managing Partner_____

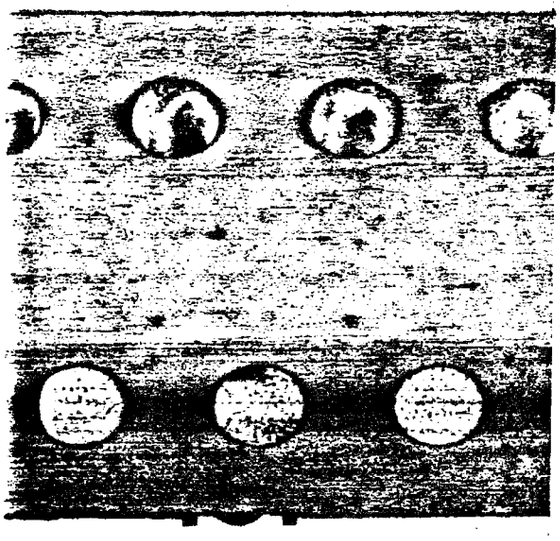
Witness my hand and official seal this ___8th___day of ___August_____ , 19 96___.

My Commission Expires: November 22, 1997___ Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

5352 08/13 0101 03CHECK 443.7





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

RECEIVED OF _____

FOR _____

BOOK 10154 PG 520

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
				117500.00
				CON TX 434.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 443.75
				CHECK 443.75
08/13/96		01		08:53 0001 6352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0213910 IDENTIF. REFERENCE

96 AUG 13 AM 8:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018938