BK 10959 PG 450

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 98

Notary Public

MY COMMISSION EXPIRES: 12/6/99
(AFFIX SEAL)

KAREN L. TRUST NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Return to: WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

B-0125

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANTHONY RALSTON SIMMONS (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	119-1-318
219 Rose Street (ADDRESS)	P. O. BOX 35140 (ADDRESS)	06DA-15844
Nashville, TN 37210 (CITY) (STATE) (ZIP)	LOUISVILLE, KY 40232 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FIRST CHOICE INVESTMENTS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY RALSTON SIMMONS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in DAVIDSON County, Tennessee, being Lot No. 128, on the Plan of OVERHILL CITY and W. H. FOX SUBDIVISION, of record in Book 332, page 21, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to FIRST CHOICE INVESTMENTS, INC., by Quitclaim Deed from Thomas H. Yeargan and Anthony W. Schumann, being recorded simultaneously herewith.

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

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

98 JUN -3 AM 10:27

MAIL ENV.

0445448

unimproved ( )
This is improved (X) property, known as 219 ROSE STREET, NASHVILLE, TN 37210
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand S this 29th day of May, 19 98

FIRST CHOICE INVESTMENTS, INC.
By: Thomas H. Yeargan Pres.
THOMAS H. YEARGAN, PRESIDENT

Attest: Anthony W. Schumann Sec.
ANTHONY W. SCHUMANN, SECRETARY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

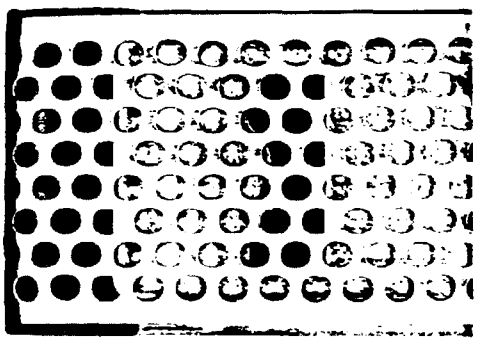
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared THOMAS H. YEARGAN and ANTHONY W. SCHUMANN with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the PRESIDENT and SECRETARY respectively of the FIRST CHOICE INVESTMENTS, INC. the within named bargainor, and corporation, and that they as such PRESIDENT and SECRETARY being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said THOMAS H. YEARGAN as such PRESIDENT, and attesting the same by the said ANTHONY W. SCHUMANN as such SECRETARY.

Witness my hand and official seal at office at NASHVILLE, TN on this the 29th day of May 1998.

My commission expires 05/27/2001

I. DYKE TATUM
Notary Public

5319 06/03 0101 03CHECK 243.



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

RECEIVED OF _____

FOR _____

BOOK 10959 PG 452

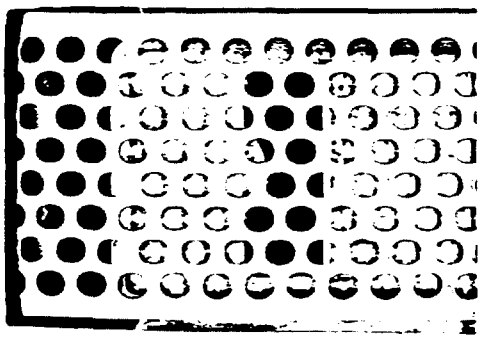
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 63500.00
CON TX 234.95
PRFEE 1.00
WDEED 8.00
TOTAL 243.95
CHECK 243.95

06/03/98 01 10:29 0001 5319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0445448
IDENTIF. & REFERENCE
98 JUN -3 AM 10:27

No. 1301244