THIS INSTRUMENT PREPARED BY:
John L. Van Cleave, Esq.
Watkins, McGugin, McNeilly
& Rowan, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

BOOK 11113 PAGE 616

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, TN 37214	SAME	Map: 73-3 Group: 56 Par: 03 DZ43218

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00.

Affiant

SUBSCRIBED AND SWORN to before me this 15 day of SEPT., 1998.

Misty Dorey
Notary Public
My Commission Expires: 1-17-99

MISTY DOREY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Ninety Thousand Dollars ($90,000.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LURLIE K. COLE, a single person, hereinafter "Grantor", has this day bargained and sold and does hereby transfer and convey unto JAMES D. SIMMONS, JR., hereinafter "Grantee", his heirs and assigns, certain 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. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has 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 covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons except as herein stated.

Said improved property is known as 2845 McGavock Pike, Nashville, Tennessee 37214.

WITNESS its hand this 15 day of Sept, 1998.

Lurlie K. Cole
LURLIE K. COLE, Grantor

0488208
IDENTIF. & REFERENCE

98 SEP 15 PM 3:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

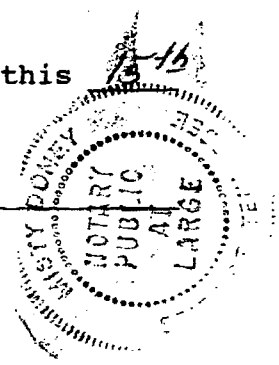
PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Misty Doney, of the State and County aforesaid, personally appeared LURLIE K. COLE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this 15th day of September, 1998.

Misty Doney
NOTARY PUBLIC



My Commission Expires:
1-17-99

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BOOK 11113 PAGE 618

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Sutherland Heights, Section 4 of record in Plat Book 2854, page 43, Resister's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Lurlie K. Cole, a single person, by deed from Billy M. Carey et ux, Sue M. Carey of record in Book 6302, Page 413, Register's Office for Davidson County, Tennessee.

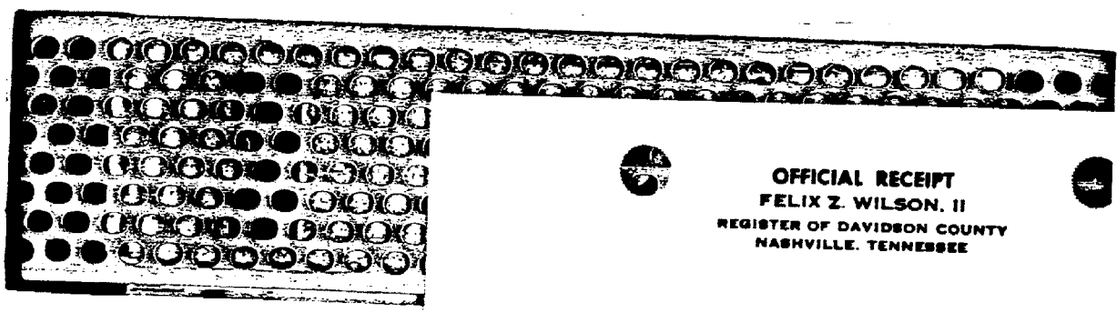
This conveyance is made subject to the following:

1. Real estate taxes for 1998 and subsequent years.

2. Setback lines, easements, and all matters, etc., of record in Plat Book 2854, page 43, said Register's Office.

1166 09/15 0101 03CHECK 348.00

G:\USERS\TET\simmons.DEE\09-15-98



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

RECEIVED OF _____

FOR _____

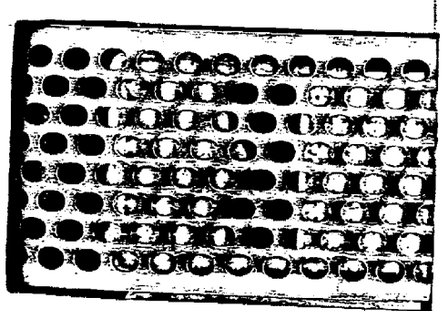
BOOK 11113 PAGE 619

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	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	348.00
CHECK	348.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1001 1166



0488208
IDENTIF. # REFERENCE

98 SEP 15 PM 3:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1346550