BOOK 11156 PAGE 210

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

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Simmons Family Limited Partnership P.O. Box 60473 Nashville, Tennessee 37206	(Same)	Map: 82-12 Par: 296

STATE OF TENNESSEE) The actual consideration
COUNTY OF DAVIDSON) for this transfer is $NONE

Affiant

SUBSCRIBED AND SWORN to before me this 8th day of September, 1998.

Notary Public
My Commission Expires: 11-27-99

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, JAMES D. SIMMONS, SR. and wife, EDNA R. SIMMONS, and JAMES D. SIMMONS, JR., hereinafter "GRANTORS," do hereby quitclaim and by these presents do transfer and convey unto Simmons Family Limited Partnership, a Tennessee limited partnership, its successors and assigns, all of our right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This improved property known as 960-962 Main Street, Nashville, Tennessee 37206.

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

WITNESS our hands this 8 day of SEPT, 1998.

JAMES D. SIMMONS, SR.

EDNA R. SIMMONS

JAMES D. SIMMONS, JR.

0499865
IDENTIF. ↑ REFERENCE

98 OCT 14 PM 3:16
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES D. SIMMONS, SR., whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of September, 1998.

Frances Pounders
Notary Public

My Commission Expires:

11-27-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDNA R. SIMMONS, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

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EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 6 and part of Lot No. 7 on the Plan of Jane A. M. Davis's Subdivision, as of record in Plan Book 1, Page 41, Chancery Court at Nashville.

Said Lot No. 6 and part of Lot No. 7 front 90 feet on the southerly side of Main Street and extend back 170 feet between parallel lines to an alley. Included in the above description, but Excluded therefrom, are those portions of Lot No. 6 and part of Lot No. 7 which were condemned by the Nashville Housing Authority as described by instruments of record in Book 4099, Page 446, and Book 4099, Page 450, Register's Office for said County.

Being the same property conveyed to James D. Simmons, Jr. by deed from Jim Simmons Co., Inc.of record in Book 9663, Page 309, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Book 10697, Page 451, Register's Office for Davidson County, Tennessee.

3521 10/14 0101 01CASH 14.00