This instrument prepared by Tom G. Coleman, Jr., Attorney, 3937 Gallatin Rd., Nashville, Tn. 37216

4034 05/21 60.50- CHECK

BOOK 5438 PAGE 109

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
G.Michael Donegan et ux	Same	
(NAME) 179 A Burkitt Rd.	(NAME)	Part of 174 - 15
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tn. 37013	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------(~~$10.00~~)---------- *Dollars.*

cash in hand paid
and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, MARTHA ANN WISENER, A WIDOW,

have *this day bargained and sold, and do hereby transfer and convey unto the said* G.MICHAEL DONEGAN AND WIFE, PAULA DIANE DONEGAN *the Grantees herein, their (successors), heirs and assigns.*

certain real estate in Davidson County, Tennessee, as follows:

LAND in the 5th Civil District of Davidson County, Tennessee, being tract No. 10 on the survey of the James William and Martha Wisener Farm described according to a survey by Barry Greer and Associates, dated April 8, 1979, as follows:
BEGINNING at a point in the south margin of Old Franklin Road, said point being south 49 deg. 48' east 539.21 feet along said south margin of Old Franklin Road from the northeast corner of the property conveyed to Minna Ethel Culbertson by deed of record in Book 972, page 520, Register's Office for Davidson County, Tennessee; thence with a west line of Tract No. 9 south 6 deg. 45' west 1281.83 feet to a point; thence north 82 deg. 33' west 215.0 feet to a point, said point being the southeast corner of Tract No. 11; thence with the east line of Tract No. 11 north 6 deg. 40' east 1422.53 feet to a point in the south margin of Old Franklin Road; thence with said south margin of Old Franklin Road south 49 deg. 48' east 260.0 feet to the point of beginning, containing 6.7 acres more or less on said survey.

THE above described property is part of the property conveyed to James William Wisener and wife, Martha Ann Wisener by deed from Rose Johnson Murray et al of record in Book 1133, page 676, Register's Office for Davidson County, Tennessee, the said James William Wisener having since died.

THE following Restrictions shall be a covenant running with the land for a period of 25 years from the date of this deed:

1. No residence shall be constructed with less than 1200 sq. feet of living area, excluding garages and porches.
2. No block foundations left exposed.
3. All residential building must be set back at least 100 ft. from public road property line. All detached buildings must be in rear of dwelling.
4. All barns and related type buildings must be set back 200 ft. or more from public road line.
5. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters.
6. No swine or commercial poultry may be kept on property.
7. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

THE right of enforcement of these restrictive covenents is vested in the owner or assigns of Tracts 1 through 18 of unrecorded Plat prepared by Barry Greer & Associates, surveyor, dated April 8, 1979. Any such owner of any of said Tracts shall have the right at any time to compel compliance with said covenants, or any of them, or to prevent the violation of any of them, by the institution of an action at law or a suit in equity for injunctive or other relief.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 18 day of May, 19 79

My commission expires: My Commission Expires Jan. 10, 1982 (Affix Seal)

Affiant

Notary Public

unimproved (X)
This is improved ( ) property, known as Old Franklin Road, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 18th *day of* May, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Martha Ann Wiseman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Ann Wisener

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Donelson, Tennessee, this 14th day of May, 19 79.

Notary Public.

My Commission Expires Nov. 26, 1980
Commission Expires.....

STATE OF.....
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, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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WARRANTY DEED

FROM

MARTHA ANN WISENER

TO

G.MICHAEL DONEGAN AND WIFE,

PAULA DIANE DONEGAN

F 30286

IDENTIF. REFERENCE

MAY 21 12 51 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

BOOK 5438 PAGE 113

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND [illegible]	TOTAL PAID
			60.00-	
			52.00	CO TX
			.50	PRFEE
			8.00	WDEED
				CHECK 60.50-
			4034A05/21/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 302866

IDENTIF. REFERENCE

MAY 21 12 51 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685129