THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

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ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael B. McDonald 736 Darden Place Nashville, Tennessee 37205	Commerce Union Bank 1 Commerce Pl., Real Estate Div. Nashville, Tennessee 37239	115-4 82 8DZ-47440

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Richard M.Duvall and wife, Frances G. Duvall

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael B. McDonald and wife, Sandra D. McDonald

hereinafter called the Grantee, Grantee's 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. 165 on the plan of Hillwood Estates, Section Nine, Part One, of record in Book 2331, page 27, Register's Office for said County.

SAID Lot No. 165 fronts 187.64 feet on the northeasterly margin of Darden Place and extends back 344.45 feet on the southeasterly line and 335.2 feet on the northwesterly line to a broken line in the rear, measuring 145.23 feet thereon.

BEING the same property conveyed to Richard M. Duvall and wife, Frances G. Duvall by deed from John R. Allen and wife, Jane P. Allen, of record in Book 5898, page 433, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

84202

IDENTIFICATION REFERENCE

MAR 19 9 13 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as ~~736 Darden Place, Nashville, Tennessee 37205~~.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this ~~14th~~ day of ~~March~~, 19~~86~~.

Frances G. Duvall
Frances G. Duvall

Richard M. Duvall
Richard M.Duvall

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of March, 1986, before me personally appeared Richard M.Duvall and wife, Frances G. Duvall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

The actual consideration or value, whichever is greater, for this transfer is $ 168,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 14th day of March, 19 86

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Richard M.Duvall and wife, Frances G. Duvall

to:
Michael B. McDonald and wife, Sandra D. McDonald

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 24716

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

160000.00- CAMT.
436.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 443.30-
439 03/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84202

IDENTIFICATION REFERENCE

MAR 19 9 13 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228679