THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (SLF)
2700 First American Center
Nashville, Tennessee 37238

Box 18

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Daniel McDonald and wife, Kathleen McDonald 109 Page Road Nashville, Tennessee 37205	same	130-1-105

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Samuel L. Felker and wife, Kimberly H. Felker ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Daniel McDonald and wife, Kathleen McDonald ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 4 of Block J on the Map of Second Revised Plan of The Highlands of Belle Meade, No. 2, as of record in Book 1130, page 71, Register's Office, Davidson County, Tennessee.

Said lot fronts 100 feet on the westerly side of Page Road and runs back 274.22 feet on the northerly line and 249.18 feet on the southerly line, to a dead line in the rear on which it measures 74.42 feet.

Being the same property conveyed to Grantors by deed from Michael D. Regan, unmarried of record Book 6298, page 853, said Register's Office.

This is improved property known as 109 Page Road, Nashville, Tennessee 37205.

Said property is conveyed subject to the following matters:

1. Taxes for the year 1986, a lien but not yet due and payable.

2. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6288, page 469, Register's Office, Davidson County, Tennessee.

3. Easement for public utilities, anchor easements, and building setback lines and conditions of owner's certificate, as shown on Plan of record, Book 1130, page 71, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are

lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 19th day of June, 1986.

Samuel L. Felker

Kimberly H. Felker

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Samuel L. Felker and Kimberly H. Felker, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of June, 1986.

Notary Public

My Commission Expires:

1-19-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $104,000.

Affiant

Sworn to and subscribed before me this 19th day of June, 1986.

Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

12230

IDENTIFICATION REFERENCE

Jun 19 11 49 AM '86

FELIX Z. WILLIAMS, II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6891 PAGE 899

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
			104000.00- CAMT.	
			270.40 CSTAX	
			.50 PRFEE	
			9.00 WDETD	
			CHECK	279.90-
7494A	06/19/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12236

IDENTIF. REFERENCE

JUN 19 11 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 261033