THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Wayne P. McDonald 3800 Murphy Road Nashville, TN 37209	same	Map 28 Parcel 54

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

We, James W. Runnells and Virginia E. Runnells

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Wayne P. McDonald and wife, Patricia A. McDonald

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, being part of Lot No. 12 on the plan of land owned by the Henry Flato Estates of record in Book 421, page 147, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center of New Grays Point Road at the northwest corner of the property conveyed to Jerry David Darnell et ux, of record in Book 5140, page 457; thence along said Darnell's westerly boundary, South 5 degrees west 350 feet to a point; thence northwesterly along the northern boundary of the Leon C. Carney property of record in Book 4362, page 169, 250 feet to a point; thence northwesterly along the western boundary of said Carney property 300 feet to a point in the centerline of the New Grays Point Road; thence along said centerline easterly around a curve 400 feet, more or less, to the point of beginning. Containing 2.57 acres, more or less.

Being the same property conveyed to James W. Runnells and Virginia E. Runnells by deed from Danny Young, Trustee, of record in Book 6027, page 419, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( ) improved property at _____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 29TH day of APRIL, 1987.

James W. Runnells
JAMES W. RUNNELLS

Virginia E. Runnells
VIRGINIA E. RUNNELLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Runnells and Virginia E. Runnells the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 29TH day of APRIL, 1987.

My Commission Expires:
1-24-89

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 14,200.00.

AFFIANT

Subscribed and sworn to before me this 29TH day of APRIL 1987.

My Commission Expires:
1-24-89

NOTARY PUBLIC

2100

IDENTIFICATION REFERENCE

MAY 1 11 38 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7221 PAGE 641

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

14200.00- CAMT.
39.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 46.26-
1596A05/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2100

IDENTIFI REFERENCE

MAY 1 11 38 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76257