THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

JOHN DUROSS
541 NEELEY'S BEND ROAD
MADISON, TENNESSEE 37115

MORTGAGEE(S):

HOYTE S. LOGAN
c/o BRUCE AND JOYCE LOGAN
731 WALNUT STREET
MADISON, TENNESSEE 37115

SEND TAX BILLS TO:

JOHN DUROSS
541 NEELEY'S BEND ROAD
MADISON, TENNESSEE 37115

MAP AND PARCEL NOS.:

MAP -52-01-0
PARCEL 162

6976.4

IDENTIFICATION REFERENCE

SEP 30 9 12 AM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 54,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John DuRoss
AFFIANT

Subscribed and sworn to before me this the 23rd day of September, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11/1/87

NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, HOYTE S. LOGAN, hereinafter referred to as "GRANTOR(S)", has this day bargained and sold , and by these presents does hereby transfer and convey unto the said JOHN DUROSS hereinafter referred to as "GRANTEE(S)" his heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 541 Neeley's Bend Road, Madison, Tennessee 37115.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) his heirs and assigns forever, and I covenant with the Grantee(s), his heirs and assigns, that i am lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the "Property" to Grantee(s), his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 21st day of September, 1987.

HOYTE S. LOGAN, a widower

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public, HOYTE S. LOGAN with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 21st day of September, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/1/87

" EXHIBIT A "

PARCEL 1:

Land in Davidson County, Tennessee being the easterly part of Lot No. 25 on the subdivision of B.H. and Margaret Franklin 6 acre tract as of record in Book 843, page 78, Register's Office for said County, described as follows:

Beginning at a point in the center of the Neeley Bend Road, the southwest corner of the old Lanier Tract, the southeast corner of said Lot No. 25; thence with the center of Neeley Bend Road North 54¼° west 58 feet to a turn in said road, continuing with the center of said Road North 88¼° west 45 feet to a point; thence leaving said road north 29 3/4° east 307 feet, more or less, to a point; thence at right angles eastwardly 96 feet, more or less, to a point, the northeast corner of said Lot No. 25; thence with the easterly line No. 25, south 29 3/4° west 295 feet to the beginning.

PARCEL 2:

Being a potion of the westerly part of Lot No. 25 of Franklin Tract as of record in Book 843, page 78, Register's Office for Davidson County, Tennessee, and being described by a survey by Harvey Gee on October 1, 1958. Said portion of land begins at an iron pin in the northerly margin of Neeley Bend Road, common corner of the nellie R. Binkley and Hoyt Logan land; running thence North 29° 09' East 200 feet to an iron pin; thence North 51° 58' West 54 feet to an iron pin; thence North 53° 30' East 128.5 feet to an iron pin; thence South 41° 25' East 17 feet to an iron pin on the Hoyt Logan line; thence with said line South 32° West 319.5 feet to the point of beginning.

Being the same property conveyed to Hoyte S. Logan et ux, Carmine Logan by deed from R.L. Alexander et ux, Helen Louise Alexander of record in Book 1248, page 395, said Register's Office, and by deed from Nellie R. Binkley, a widow, of record in Book 2859, page 357, said Register's Office, the said Carmine Logan having since died, property vests soley in Hoyte Logan, her widower. Hoyt Logan, Hoyte Logan and Hoyte S. Logan are one and the same person.

" EXHIBIT B "

This conveyance is subject to the following:

1. 1987 real property taxes and real property taxes for future years.

2. Any unrecorded easements for roadways and utilities, if any.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7366 PAGE 69

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			54000.00- CAMT.	
			151.20 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	160.70-
7810A09/30/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 7 6 4

IDENTIFI REFERENCE

SEP 30 9 12 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 21364