WARRANTY DEED BOOK 10182 PG 689

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Charles V. Duncan and	Same	Map #4
Gordon F. McCammon		Parcel #118
P. O. Box 127		
Joelton, TN 37080		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 31,000.00 .

Gordon F. McCammon
Affiant

SWORN TO AND SUBSCRIBED before me this the 6th day of September 1996.

Notary Public

My Commission Expires: 9-18-99

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JIMMY W. HAYES, et ux, ANNIE B. HAYES, hereinafter referred to as the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto CHARLES V. DUNCAN and GORDON F. McCAMMON, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the first councilmanic district of Davidson County, Tennessee, being Lot No. 3 of the Plan of Jimmy W. Hayes property of record in Book 8250, page 613, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate description.

BEING part of the same property conveyed to Jimmy W. Hayes and wife, Annie B. Hayes by deed from Elizabeth D. Hayes, of record in Book 9891, page 441, Register's Office for Davidson County, Tennessee, and by deed from Cecil T. Collins, unmarried, of record in Book 4960, page 528, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 8250, page 613; AT&T easement of record in Book 1518, pages 219-220 and Book 1511, page 152; Tennessee Gas Pipeline of record in Book 1280, page 54 and Book 1237, page 34 by decree in Minute Book 72, page 342; Second Circuit Court Minute Book 39, page 497; Third Circuit Court Minute Book 43, page 196 and Book 48, page 112 in Third Circuit Court; and a 75 foot right-of-way easement for Whites Creek Pike.

This conveyance is subject to the following: The Grantors make the following declarations as to the limitations, restrictions and uses to which the property conveyed herein may be put and specifies that such declaration shall constitute a covenant to run with the land, as provided by law, and shall be binding on the Grantees, their heirs, successors and assigns, and all persons claiming under them for a period of 20 years from the recording of this instrument:

1. The property shall be used only for residential purposes;

2. Any home constructed on the property shall have a minimum main floor area, exclusive of porches and garages, of not less than 1200 square feet on main floor;

3. No residential structure on any lot shall be designed, constructed or used for more than one family;

4. The temporary use of a basement or uncompleted floor or other temporary structure is prohibited for more than 120 days;

5. No swine or fighting roosters shall be allowed or maintained on the property;

6. No trailer, basement house, tent, garage, barn or other outbuilding shall be erected or used as a temporary residence for more than 120 days;

7. No salvage vehicles shall be stored or permitted to remain on the property.

This is unimproved property, located on Whites Creek Pike, Nashville, Tennessee.

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, successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned and taxes for the year 1996, a lien but not yet due and payable which the Grantees herein assume and agree to pay.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 6 day of September 1996.

0222751

IDENTIFICATION REFERENCE

96 SEP -9 PM 1:39

RECEIVED FOR RECORD AND RECORDED IN REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

Jimmy W. Hayes
JIMMY W. HAYES

Annie B. Hayes
ANNIE B. HAYES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JIMMY W. HAYES et ux, ANNIE B. HAYES the 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 and official seal, at Nashville, Tennessee, on this the 6 day of September 1996.

Notary Public

My Commission Expires: 9-15-99

C:\OFFICE\REAL\HAYES.WD3\14-788

580.00 09 010 03 CHECK 123.70



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

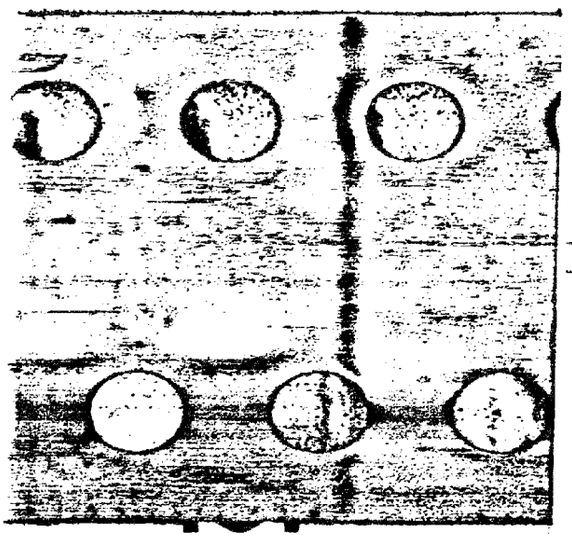
RECEIVED OF _____

FOR _____

BOOK 10183 PG 691

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



CAMT	31000.00
CON TX	114.70
PRFEE	1.00
WDEED	8.00
TOTAL	123.70
CHECK	123.70

09/09/96 01 13:43 0001 5804

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0222751
IDENTIF. & REFERENCE

96 SEP -9 PM 1:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1028288