BOOK 10308 PG 23

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Michael E. McAdams, et ux 897 Della Dr. Goodlettsville, Tn. 37072	Same as New Owner	P/O Map42, Parcel 22 P/O Map 33-14 Parcel 97

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, IRA ROBERT LOGAN and wife, MARCIA K. LOGAN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto MICHAEL E. McADAMS a/k/a MIKE McADAMS and wife, CHERYL J. McADAMS a/k/a CHERYL McADAMS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in the 11th Councilmanic District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Tract No. 3 on the Plan of the Ira Robert Logan Property of record in Book 10283 at page 173, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to Ira Robert Logan and wife, Marcia K. Logan, by deed from Commerce Union Bank, acting in its sole capacity as Executor of the Estate of W. A. Nabors, of record in Book 6415, page 692, Register's Office for said County.

The foregoing description was prepared from a survey dated November 13, 1996, by Roger H. Fuqua, Registered Land Surveyor, No. 502.

This is unimproved property located in Davidson County, Tennessee.

RESTRICTIVE COVENANTS: The following restrictive covenants shall be covenants running with the land and may be enforced by the GRANTORS, or any one of them, or their respective heirs or personal representatives, or by any adjoining property owner for a period of twenty-five (25) years from date hereof:

1. No single wide mobile home shall be permitted on the property described hereinabove, either temporarily or permanently.

2. No residence or dwelling shall be built or erected having a living area of less than 1800 square feet on the main floor, exclusive of porches, garages and breezeways.

3. No swine or poultry of any kind shall be raised, bred or kept on the said property.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien, now due and payable and which will be paid, in full, without proration, by GRANTOR, at closing.

2. Subject to easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, of record in Book 7855, page 739 and Book 7855, page 779, said Register's Office.

3. Subject to utility easements, ingress and egress easements, drainage easements, private sewer line easements, overhead power line easement, property designated as wetlands and all other matters shown on the survey of the Ira Robert Logan Property of record in Book 10283, page 173, Register's Office for Davidson County, Tennessee.

4. Subject to the restrictive covenants as hereinabove set forth.

5. Subject to Easement Agreement to be recorded in the Office of the Register of Deeds for Davidson County, Tennessee.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 23rd day of December, 1996.

"GRANTORS"

IRA ROBERT LOGAN

MARCIA K. LOGAN

"GRANTEES"

MICHAEL E. McADAMS a/k/a MIKE McADAMS

CHERYL J. McADAMS a/k/a CHERYL McADAMS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IRA ROBERT LOGAN and wife, MARCIA K. LOGAN, and MICHAEL E. McADAMS a/k/a MIKE McADAMS and wife, CHERYL J. McADAMS a/k/a CHERYL McADAMS, 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 the 23rd day of December, 1996.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $51,000.00.

Michael E. McAdams
Affiant

Sworn to and subscribed before me, this the 23rd day of December, 1996.

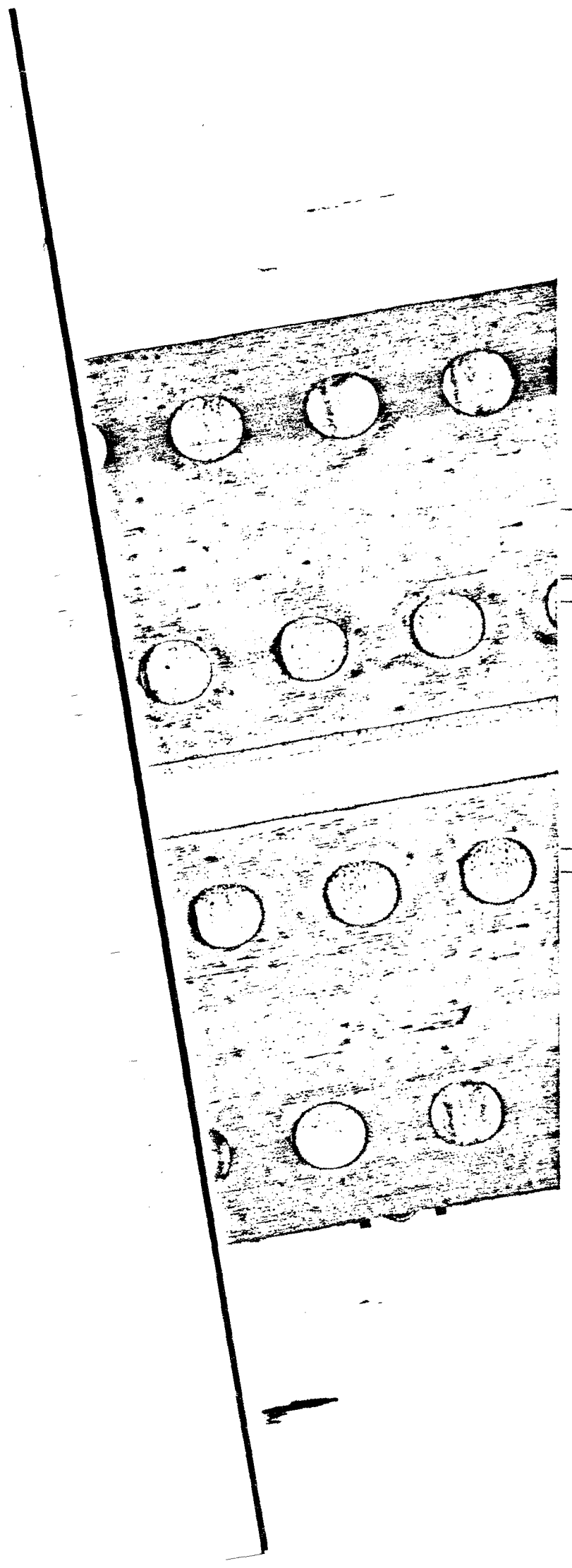
Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0260813
IDENTIFICATION REFERENCE

97 JAN -2 AM 9:40
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

157 01/02 0101 03CHECK 201.70



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

CAMT 51000.00
CON TX 188.70
PRFEE 1.00
WDEED 12.00
TOTAL 201.70
CHECK 201.70

01/02/97 01 09:41 0001 1257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 JAN -2 AM 9:40

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

0260813

IDENTIF. & REFERENCE

No. 110380