BOOK 10308 PG 50

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.
Danny D. McDonald 2851 Old Greenbrier Hwy. Greenbrier, Tn. 37073	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 DANNY D. McDONALD a/k/a DANNY DALE McDONALD, a single man, hereinafter referred to as the "GRANTEE", his 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. 4 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 improved 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 GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, 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 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.

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

4. 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 30th day of December, 1996.

"GRANTORS"

IRA ROBERT LOGAN

MARCIA K. LOGAN

"GRANTEE"

DANNY D. McDONALD
a/k/a DANNY DALE McDONALD, a single man

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 DANNY D. McDONALD a/k/a DANNY DALE McDONALD, a single man, 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 30th 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 $79,000.00.

Danny D. McDonald
Affiant

Sworn to and subscribed before me, this the 30th day of December, 1996.

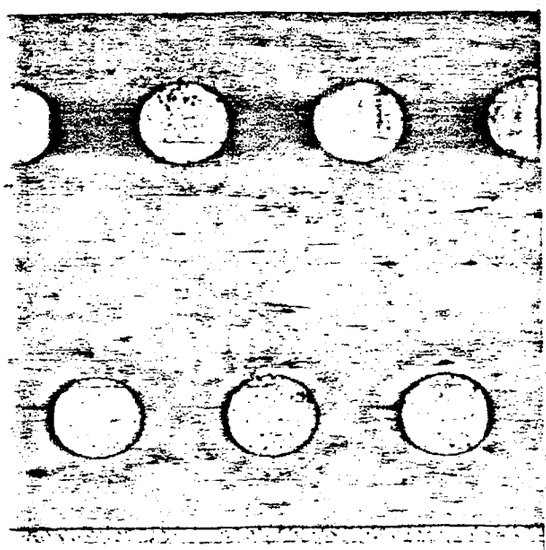
Patsy C. Davidson
NOTARY PUBLIC

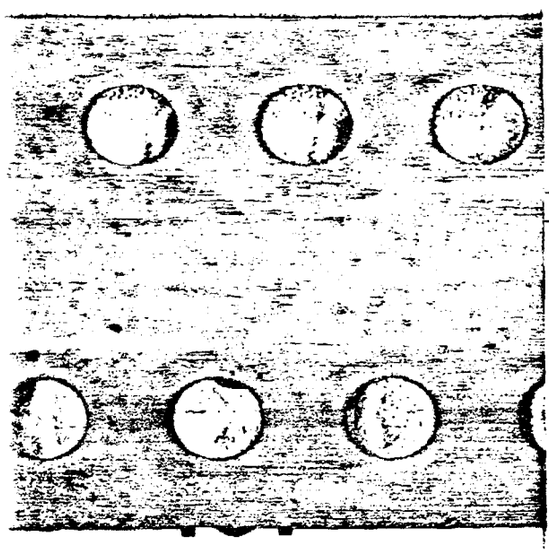
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0260819
IDENTIF. & REFERENCE

97 JAN -2 AM 9:44
DAVIDSON COUNTY, TN.

1363 01/02 0101 03CHECK





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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 12.00
TOTAL 305.30
CHECK 305.30

01/02/97 01 09:45 0001 1263

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260819
IDENTIF. ↑ REFERENCE

97 JAN -2 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103811