BOOK 10308 PG 59

THIS INSTRUMENT PREPARED BY:

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

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Ira Robert Logan, et ux 300 Ocean Acres Goodlettsville, Tn. 37072	Same	P/O Map 42, Parcel 22 P/O Map 33-14 Parcel 97

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between IRA ROBERT LOGAN and wife, MARCIA K. LOGAN, hereinafter referred to as the "GRANTORS", and IRA ROBERT LOGAN and wife, MARCIA K. LOGAN, hereinafter referred to as the "GRANTEES";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, IRA ROBERT LOGAN and wife, MARCIA K. LOGAN, the GRANTORS, have this day bargained, sold and quitclaimed unto IRA ROBERT LOGAN and wife, MARCIA K. LOGAN, the GRANTEES, their heirs and assigns, all of our right, title and interest in certain real property in the 11th Councilmanic District of Davidson County, Tennessee, described as follows, to-wit:

Being the House Tract 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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 30th day of December, 1996.

IRA ROBERT LOGAN

MARCIA K. LOGAN

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, 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 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 NONE.

AFFIANT

Sworn to and subscribed before me 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

0260821
IDENTIF. & REFERENCE

97 JAN -2 AM 9:45
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

1265 01/02 0101 03CHECK 8.00