THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Eddie L. Hardcastle 808 Meadowlark Ln. Goodlettsville, Tn. 37072	Same as new owner	Map 34-1 Parcel 43 GO-09283

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, We, W. C. MONCRIEF, JR. and wife, JACQUELYNE R. MONCRIEF, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said EDDIE L. HARDCASTLE and wife, ALMIRA R. HARDCASTLE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 57 on the Plan of Echo Meadows, as of record in Book 2331, page 64, Register's Office for said County, and more particularly described as follows:

BEGINNING at a point on the southerly boundary of said lot and Meadowlark Lane running 120 feet to a point; thence extending back 256.6 feet on the northerly line to a point; thence 163.3 feet on the easterly boundary of lot to a point; thence 237 feet to the point of beginning.

Being the same property conveyed to W. C. Moncrief, Jr. and wife, Jacquelyne R. Moncrief, by quitclaim deed from W. C. Moncrief, III, of record in Book 5898, page 771, Register's Office, Davidson County, 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 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. 1986 State, County and City of Goodlettsville taxes, a lien, prorated between parties and assumed in full by Grantees.

2. Restrictions of record in Book 2447, page 325, amended in Book 2738, page 496, said Register's Office.

3. The Plan of record in Book 2331, page 64, said Register's Office, shows an Owner's Certificate, a 50 foot setback line from Meadowlark Lane, 10 foot easement for utility purposes along the rear and 2.5x20 foot anchor easement located on the southwesterly corner of said lot.

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 to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 7th day of March, 1986.

W. C. MONCRIEF, JR.

JACQUELYNE R. MONCRIEF

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 W. C. MONCRIEF, JR. and wife, JACQUELYNE R. MONCRIEF, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 7th day of March, 1986.

NOTARY PUBLIC

My Commission Expires: 1-9-88

STATE OF TENNESSEE NOTARY PUBLIC DIANNE M. CATHEY

82006

IDENTIFICATION REFERENCE

Mar 11 8 51 AM '86

FEE 2 WILSON JR REGISTER DAVIDSON COUNTY, TN

MAIL ENT.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $112,500.00.

Eddie L. Vanderwerker
Affiant

Sworn to and subscribed before me, this the 7th day of March, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

STATE OF TENNESSEE NOTARY PUBLIC DIANNE M. CATHEY DAVIDSON COUNTY

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

12500.00-	CAMT.	
292.50	CSTAX	
.50	PRFEE	
5.00	WDEED	
CHECK		302.00-
796403/11/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82006.

IDENTIFICATION REFERENCE

MAR 11 8 51 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 226148