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.
Thomas L. Ingram 200 Two Mile Pike Goodlettsville, Tn. 37072	SAME AS NEW OWNER MORTGAGEE: Patricia Hitt Wilson Effinger	Map 12 & 18 Pt. Par. 25 & 4

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, I, PATRICIA HITT WILSON EFFINGER, individually and as Executrix of the Estate of Dorothy Hardcastle Hitt, a/k/a Dorothy Hitt, deceased, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said THOMAS L. INGRAM and wife, JUNICE E. INGRAM, 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:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 6 on a survey dated October 23, 1986 of the Hitt Property by Kessinger & Shepard, Engineers, Job No. 86-371, as follows:
BEGINNING at an iron pin in the northerly margin of Lickton Road, said point being South 64° 14' 28" West 240.00 feet; thence South 65° 51' 53" West 200 feet from the southwest corner of the property of David L. White, etux of record in Book 6552, page 932, Register's Office for Davidson County, Tennessee; thence with said margin of said road, South 70° 41' 11" West 175.00 feet to an iron pin; thence North 13" 27' 22" West 2,425.90 feet to an iron pin in the line of E. B. Parker of record in Book 3255, page 304, said Register's Office; thence with the line of Parker, South 80° 39' 41" East 405.97 feet to an iron pin in the line of David W. Torr of record in Book 6552, page 935, said Register's Office; thence with the line of Torr, South 15° 00' 05" East 698.68 feet to an iron pin; thence South 82° 35' 15" West 220.00 feet to an iron pin; thence South 13° 27' 22" East 1,584.49 feet to an iron pin marking point of beginning and containing 12.96 acres, more or less.
Being part of the same property conveyed to Herbert V. Hitt and wife, Dorothy Hitt, by deed of record in Book 1560, page 145, Register's Office, Davidson County, Tennessee; and Dorothy Hardcastle Hitt, being one and the same person as Dorothy Hitt, died testate, predeceased by her husband, Herbert V. Hitt, and by the terms of her will filed for record in Will Book 153, page 215, in the office of the Probate Court Clerk for Davidson County, Tennessee, devised the property hereinabove described to Patricia Hitt Wilson, who is one and the same person as Patricia Hitt Wilson Effinger, her only child and only heir-at-law.

SUBJECT TO THE FOLLOWING RESTRICTIONS, to-wit:

Any home that may be constructed must contain a minimum of 1600 square feet improved living space excluding garages, carports and breezeways. Any utility buildings or barns constructed on property are to be stained or painted. No swine, poultry, junk vehicles or mobile homes will be permitted. No dirt is to be removed from farm.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am 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 1986 State & County taxes paid in full by Grantor without proration.

And I, the GRANTOR, do further covenant and bind myself, my, 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 my hand on this the 16th day of December, 1986.

Patricia Hitt Wilson Effinger
PATRICIA HITT WILSON EFFINGER, individually and as Exectrix of estate of Dorothy Hardcastle Hitt, a/k/a Dorothy Hitt, deceased.

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 PATRICIA HITT WILSON EFFINGER, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 16th day of December, 1986.

Dianne M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE NOTARY PUBLIC DIANNE M. CATLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,500.00.

Thomas L. Ingram
Affiant

Sworn to and subscribed before me, this the 16th day of December, 1986.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

DIANE M. CATHEY NOTARY PUBLIC AT LARGE TENNESSEE

82520

IDENTIFICATION REFERENCE

JAN 12 P 13 AM '87

FELIX A. MILLS, JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7103 PAGE 705

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

SECD - D- CAPIT.
100.00 CSTAX
.50 RUFF
DATE NOTE
TOTAL $ 100.50-
770 METROPOLITAN DRIVE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82520

IDENTIFICATION REFERENCE

JAN 12 1 14 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 33433