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.
John R. Pipkin, etux	SAME AS NEW OWNER	Map 12 & 18
Rt. 3, Box 6270		Pt Par. 25 & 4
Goodlettsville, Tenn 37072	MORTGAGEE: Patricia Hitt Wilson Effinger	

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 JOHN R. PIPKIN and wife, KELLY E. W. PIPKIN, 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 according to a survey by Kessinger & Shepard, Engineers, dated October 23, 1986 (Job No. 86-371) as follows:

BEGINNING at an iron pin in the northerly margin of Lickton Road, a corner to the property conveyed to Clyde Hardcastle, of record in Book 7103, page 678, Register's Office, Davidson County, Tennessee; thence with said margin of said road, South 83° 26' 09" West 257.22 feet to an iron pin, a corner to Herbert Douglas Hardcastle, of record in Book 7103, page 690, Register's Office, Davidson County, Tennessee; thence leaving said road, North 6° 50' 59" West 450.00 feet to an iron pin; thence North 83° 54' 10" East 100.00 feet to an iron pin; thence North 83° 54' 10" East 118.74 feet to an iron pin; thence South 11° 45' 23" East 450.06 feet to an iron pin in the northerly margin of Lickton Road, said point marking the point of beginning and containing 2.45 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 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.

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 1987 State & County taxes, a lien, assumed in full by the Grantees 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 6th day of February, 1987.

Patricia Hitt Wilson Effinger

PATRICIA HITT WILSON EFFINGER, individually and as Executrix of the 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 6th day of February, 1987.

Dianne M. Catley

NOTARY PUBLIC

My Commission Expires: 1-1988

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE CATLEY

9 1 8 5 2

IDENTIFICATION REFERENCE

FEB 9 2 02 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Sworn to and subscribed before me, this the 6th day of February, 1987.

NOTARY PUBLIC

My Commission Expires: 1-9-88

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7131 PAGE 456

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

CO [illegible].00- CANT.
168.00 CSTAX
.50 PRFE
9.00 WDE
CHECK 177.50-
02/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91852

IDENTIFICATION REFERENCE

FEB 9 2 02 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 43685