Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

BOOK 7995 PAGE 744

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS.
Patricia H. Effinger Rt. #3, Box 205 Chandler, IN 47610	Same as New Owner	Map 12 & 18 Pt. Par. 25 & 4

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between JOHN R. PIPKIN and wife, KELLYE W. PIPKIN, hereinafter referred to as the "GRANTOR", and PATRICIA H. EFFINGER, hereinafter referred to as the "GRANTEE";

85972 IDENTIF. TREFERENCE DEC 1 8 55 AM '89 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

0623 12/01 0101 03CHECK 6.00

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, JOHN R. PIPKIN and wife, KELLYE W. PIPKIN, the GRANTORS, have this day bargained, sold and quitclaimed unto PATRICIA H. EFFINGER, the GRANTEE, her heirs or assigns, all of our right, title and interest in certain real property in Davidson County, 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 the same property conveyed to John R. Pipkin and wife, Kelly E. W. Pipkin, by deed from Patricia Hitt Wilson

Effinger of record in Book 7131, page 453, Register's Office for Davidson County, Tennessee.

KELLY E. W. PIPKIN and KELLYE W. PIPKIN is one and the same person.

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 29th day of April, 1989.

JOHN R. PIPKIN

KELLYE W. PIPKIN

STATE OF TN }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN R. PIPKIN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 29th day of April, 1989.

NOTARY PUBLIC

My Commission Expires: March 11, 1991

STATE OF TN }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLYE W. PIPKIN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 29th day of April, 1989.

NOTARY PUBLIC

My Commission Expires: March 11, 1991

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 29 day of Nov., 1989.

NOTARY PUBLIC

My Commission Expires 12/3/89