VIII-E/SA3 JRR/aw 10/23/89

Kush

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

WARRANTY DEED BOOK 8003 PAGE 523

Address New Owner(s) as follows: H. DOUGLAS HARDCASTLE

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Map No. 18, Part of Parcel No. 123, Field Book No. .

For and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, PATRICIA HITT WILSON EFFINGER and husband, ARMON W. EFFINGER, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto H. DOUGLAS HARDCASTLE, his heirs and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto.

This is unimproved property, located at and known as Lickton Pike, Goodlettsville TN 37072.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, H. DOUGLAS HARDCASTLE, his heirs and assigns, forever; and We, PATRICIA HITT WILSON EFFINGER and husband, ARMON W. EFFINGER, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of November 1989.

Patricia Hitt Wilson Effinger
PATRICIA HITT WILSON EFFINGER

Armon W. Effinger
ARMON W. EFFINGER

NOTARY PUBLIC

STATE OF Indiana
COUNTY OF Warrick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICIA HITT WILSON EFFINGER and husband, ARMON W. EFFINGER, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at 11500 Northwood Rd. _____, on this the 20th day of November, 1989.

Marian L. Herr Notary Public

My commission expires 2/10/92

MARIAN L. HERR
NOTARY PUBLIC STATE OF INDIANA
WARRICK COUNTY
MY COMMISSION EXP FEB 10,1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 3,200.00.

x _____ Affiant

Subscribed and sworn to before me
this 12th day of December 1989.

_____ Notary Public

My commission expires: 22 May 1993

NOTE TO REGISTER:

After recording, please return to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

VIII-E-24/b JRR/aw

EXHIBIT A BOOK 8003 PAGE 525

A tract of land lying in the Tenth Civil District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to John R. Pipkin and wife, Kelly E. W. Pipkin, by Deed from Patricia Hitt Wilson Effinger, as shown of record in Deed Book 7131, page 453, Register's Office for Davidson County, Tennessee, and being more particularly described according to a Property Survey by Kessinger & Associates, Springfield, Tennessee, dated 14 September 1989, as follows, to wit:

BEGINNING at an iron pin in the north margin of Lickton Pike, the southeast corner of a tract of land which belongs to Herbert Douglas Hardcastle, having a Deed reference in Book 7103, page 690, Register's Office for Davidson County, Tennessee, and the southwest corner of this tract; thence, along the common boundary line with Herbert Douglas Hardcastle, North 6° 50' 59" West, 450 feet to an iron pin; thence North 83° 54' 10" East, 35 feet to an iron pin; thence, South 9° 07' 03" East, 450.16 feet to an iron pin in the north margin of Lickton Pike; thence, along the north margin of Lickton Pike, South 83° 26' 09" West, 52.81 feet to the point of beginning, and containing 0.45 acre, more or less.

Being a part of the same property conveyed to John R. Pipkin and wife, Kelly E. W. Pipkin, by Deed from Patricia Hitt Wilson Effinger, individually, and as Executrix of the Estate of Dorothy Hardcastle Hitt a/k/a Dorothy Hitt, deceased, by Deed of record in Book 7131, page 453, Register's Office for Davidson County, Tennessee, and re-conveyed to Patricia Hitt Wilson Effinger by Deed from John R. Pipkin and Kelly E. W. Pipkin, now divorced, as shown of record in Book 7995, page 744, Register's Office for Davidson County, Tennessee.

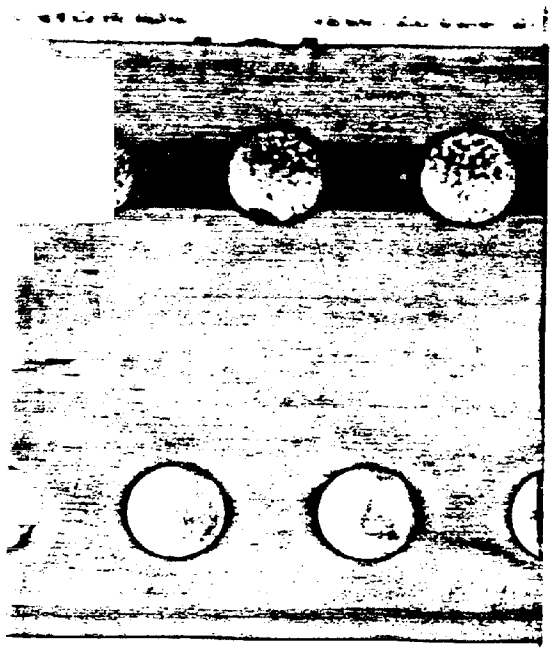
8 8 7 5 3

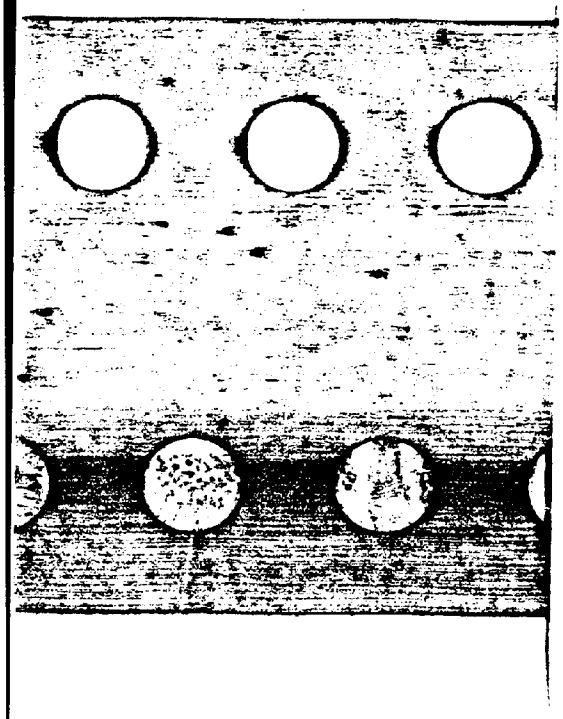
IDENTIF. TREFERENCE

Dec 12 3 01 PM '89

FEES
DAVIDSON COUNTY TN.

402% 12/12 0101 03CHECK 20.56





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8003 PAGE 526

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CON TX	10.56
			CMTT	3200.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	20.56
			CHECK	20.56

12/12/89 01 14:59 0001 4026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8875 3

IDENTIF. TREFERENCE

Dec 12 3 01 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 274975