THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kim Marvin Murphy, et ux 1023 Oakwood Road Joelton, TN 37080	Same as New Owner	Map 12 : 18 Parcel 25 : 4

Mail

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, CLYDE HARDCASTLE, joined by his wife, KATHERINE L. HARDCASTLE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto KIM MARVIN MURPHY and wife, ANITA W. MURPHY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING a certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated August 21, 1992, by Richard C. Kessinger, Registered Land Surveyor, No. 1038, as follows, to-wit:

BEGINNING at a concrete monument (old) in the northerly margin of Lickton Pike, the southeast corner to a tract of land which belongs to Jerry Bush, having a deed reference in Deed Book 8418, page 774, Register's Office for Davidson County, Tennessee, the most southerly southwest corner to this tract and continuing as follows, N 11 deg. 45' 23" W, 450.06 feet to an iron pin (old), a corner to said tract of land which belongs to Jerry Bush; thence S 83 deg. 54' 10" W, 118.74 feet to an iron pin (old) in the northerly boundary to said tract of land which belongs to Jerry Bush, a corner to a tract of land which belongs to H. Douglas Hardcastle, having a deed reference in Deed Book 8003, page 523, Register's Office for Davidson County, Tennessee; thence N 06 deg. 50' 59" W, 600.00 feet to an iron pin (new) in the easterly boundary to said tract of land which belongs to H. Douglas Hardcastle; thence with a new line, N 83 deg. 47' 27" E, 208.95 feet to an iron pin (new) in the westerly boundary to a tract of land which belongs to Thomas A. Story, having a deed reference in Deed Book 8635, page 500, Register's Office for Davidson County, Tennessee; thence S 13 deg. 27' 22" E, 1033.52 feet to an iron pin (old) in the northerly margin of Lickton Pike; thence with the northerly margin of said pike, S 76 deg. 08' 35" W, 171.90 feet to the point of beginning, containing 5.03 acres.

BEING a part of the same property conveyed to Clyde Hardcastle by deed from Patricia Hitt Wilson Effinger, individually and as Executrix of the Estate of Dorothy Hardcastle Hitt a/k/a Dorothy Hitt, of record in Book 7103, page 678, Register's Office for Davidson County, Tennessee.

The said property is unimproved property located on Lickton Pike, Goodlettsville, Tennessee 37072.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR, CLYDE HARDCASTLE, WITHOUT AN EXAMINATION OF THE TITLE.

The foregoing description was prepared from a survey dated August 21, 1992, by Richard C. Kessinger, Registered Land Surveyor, No. 1038.

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. 1992 State and County real property taxes, which are a lien but not yet due and payable, which will be prorated between the parties and paid on or before February 15, 1993.

2. Subject to Restrictive Covenants of record in Book 7103, page 678, Register's Office for Davidson County, Tennessee.

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.

Katherine L. Hardcastle, wife of Clyde Hardcastle, joins in this conveyance to convey any and all right, title or interest which she may have in the said property, marital or otherwise, but she makes no warranties whatsoever.

WITNESS our hands on this the 8th day of Sept., 1992.

"GRANTORS"

CLYDE HARDCASTLE

KATHERINE L. HARDCASTLE

"GRANTEES"

KIM MARVIN MURPHY

ANITA W. MURPHY

CLYDE L. WILSON III REGISTER
DAVIDSON COUNTY, TN
SEP 9 9 49 AM 1992

IDENTIFICATION REFERENCE

4 4 3 2 2

5020 09/09 0101 03CHECK 194.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLYDE HARDCASTLE and wife, KATHERINE L. HARDCASTLE, and, KIM MARVIN MURPHY and wife, ANITA W. MURPHY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 8th day of Sept., 1992.

NOTARY PUBLIC

My Commission Expires: 3/25/95

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

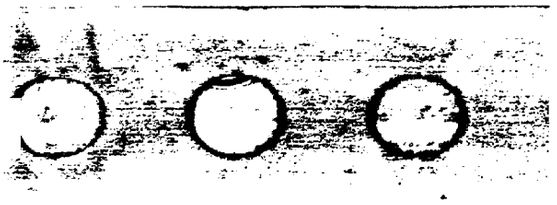
Affiant

Sworn to and subscribed before me, this the 8th day of Sept., 1992.

NOTARY PUBLIC

My Commission Expires: 3/25/95

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



RECEIVED OF _____

FOR _____

BOOK 8725 PAGE 586

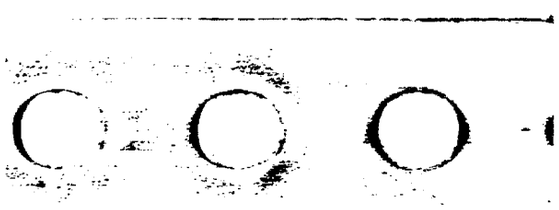
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

09/09/92 01 09:43 0001 5020

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





4432 2

IDENTIFICATION REFERENCE

SEP 9 9 43 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 568688