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.
Herbert Douglas Hardcastle 711 Main St Nashville, Tenn 37206	Same as New Owner	Map 18 Parcel 121

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 HERBERT DOUGLAS HARDCASTLE, hereinafter referred to as the "GRANTEE", his 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 an iron pin (new) in the easterly boundary 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, said pin being located from an iron pin (old) in the northerly boundary 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, a corner to said tract of land which belongs to H. Douglas Hardcastle, N 06 deg. 50' 59" W, 600.00 feet to the point of beginning, the most southerly southwest corner of this tract and continuing as follows, N 06 deg. 50' 59" W, 579.63 feet to an iron pin (old), the northeast corner to said tract of land which belongs to H. Douglas Hardcastle; thence S 82 deg. 35' 16" W, 156.74 feet to an iron pin (old) in the northerly boundary to said tract of land which belongs to H. Douglas Hardcastle, a corner to a tract of land which belongs to Charles D. Patterson, having a deed reference in Deed Book 7103, page 630, Register's Office for Davidson County, Tennessee; thence N 13 deg. 27' 22" W, 898.32 feet to an iron pin (old), a corner to said tract of land which belongs to Charles Patterson, in the southerly boundary to a tract of land which belongs to Joseph Sanders, having a deed reference in Deed Book 8493, page 974, Register's Office for Davidson County, Tennessee; thence S 80 deg. 39' 41" E, 321.58 feet to an iron pin (old) in the southerly boundary to said tract of land which belongs to Joseph Sanders, the northwest corner 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, 1392.38 feet to an iron pin (new) in the westerly boundary to said tract of land which belongs to Thomas A. Story; thence with a new line, S 83 deg. 47' 27" W, 208.95 feet to the point of beginning, containing 8.13 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

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

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.

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

EASEMENT FOR INGRESS AND EGRESS: The above described tract of land is served by a 30' ingress and egress easement which is being a portion of that property which was conveyed to H. Douglas Hardcastle, by Patricia Hitt Wilson Effinger, in a deed of record which is recorded in Deed Book 8003, page 523, Register's Office for Davidson County, Tennessee, said easement being described 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 Darlene Moore, having a deed reference in Deed Book 8243, page 390, Register's Office for Davidson County, Tennessee, the most southerly southwest corner to this tract and continuing as follows, N 06 deg. 50' 59" W 771.83 feet to a point in the easterly boundary to said tract of land which belongs to Darlene Moore; thence with a new line as follows, N 36 deg. 17' 45" E, 249.76 feet; thence N 32 deg. 10' 50" E, 167.49 feet to a point in the westerly boundary to a tract of land which belongs to Clyde Hardcastle, having a deed reference in Deed Book 7103, page 678, Register's Office for Davidson County, Tennessee; thence S 06 deg. 50' 59" E, 47.64 feet to an iron pin (new) in the westerly boundary to said tract of land which belongs to Clyde Hardcastle; thence with a new line as follows, S 32 deg. 10' 50" W, 131.56 feet; thence S 36 deg. 17' 45" W, 238.98 feet; thence S 06 deg. 50' 59" E, 762.04 feet to a point in the northerly margin of Lickton Pike; thence with the northerly margin of Lickton Pike, S 87 deg. 05' 43" W, 30.07 feet to the point of beginning, containing 0.80 acres as surveyed by Richard C. Kessinger, Surveyor, Tennessee License #1038, d/b/a Kessinger & Associates, 610 South Main Street, Springfield, Tennessee, 37172, August 20, 1992.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, 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 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.

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

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 GRANTEE, his 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

"GRANTEE"

HERBERT DOUGLAS HARDCASTLE

5071 09/09 0101 03CHECK 68.50

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, HERBERT DOUGLAS HARDCASTLE, 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 $ 10.00.

Affiant

Sworn to and subscribed before me, 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 TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Sept 1992.

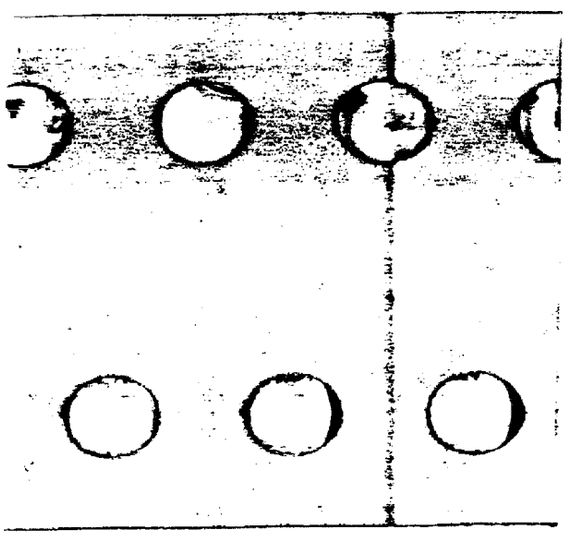
Deputy Register

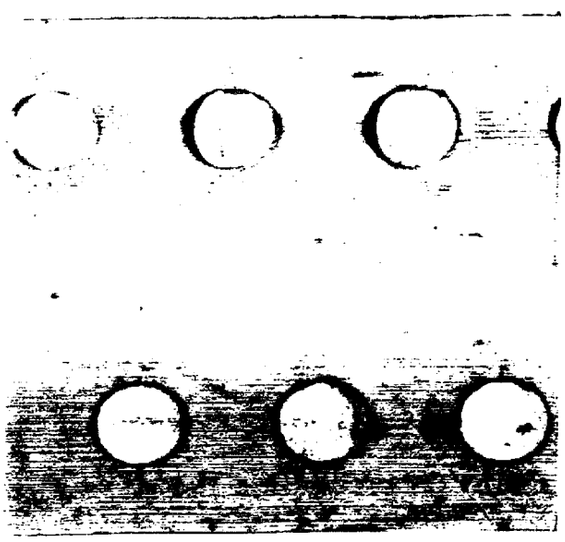
IDENTIFICATION REFERENCE:

SEP 9 10 29 AM '92

WILSON REGISTER
DAVIDSON COUNTY, TN

443744





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

RECEIVED OF _____

FOR _____

BOOK 8725 PAGE 732

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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 12.00
TOTAL 68.50
CHECK 68.50

09/09/92 01 10:30 0001 5071

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 4 3 7 4

IDENTIFICATION REFERENCE

SEP 9 10 29 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 568740