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SEND TAX BILLS:
CAMERON - BROWN MORTGAGE BANKERS
P.O.BOX 18109
RALEIGH, NORTH CAROLINA 27619

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee

ADDRESS NEW OWNER:
JIMMY R. RICHARDS
228 McMahon Rd.
Goodlettsville, Tn.

MAP PARCEL NO.
Map 17
Parcel 247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RICHARD W. USELTON AND WIFE, JANELLE M. USELTON, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto JIMMY R. RICHARDS AND WIFE, DEBRA DERBY RICHARDS, as tenants by the entirety, hereinafter called the GRANTEE, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Re-Subdivision of Lots 9 and 12, of the Re-Subdivision of Lots 8 and 9, Glaser Properties, Section 2, of record in Book 5210, Page 284, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton by deed from Charles B. Glaser, et ux, of record in Book 5634, Page 579, Register's Office for Davidson County, Tennessee.

Subject to all restrictions and easements of record.

As part of the consideration is the assumption of one certain trust deed dated 1-23-82 and filed for record 1-23-82 in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5844, Page 284, and note of even date thereby secured, in the original principal amount of $55,000.00 payable to THIRD NATIONAL MORTGAGE CO. which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligation of RICHARD W. USELTON, ET UX, under the terms of the instruments creating the loan to indemnify the Veterans Administration of the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

CARL H. OLDHAM
ATTORNEY AT LAW
103 SAUNDERS FERRY ROAD
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

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

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AND THE GRANTOR covenants with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTOR further covenants and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to the GRANTEE their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Part of the consideration of this conveyance is secured by 2 deeds of trust recorded simultaneously herewith.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand on this the 1st day of December, 1982.

Richard W. Uselton
RICHARD W. USELTON

Janelle M. Uselton
JANELLE M. USELTON

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named RICHARD W. USELTON AND WIFE, JANELLE M. USELTON the bargainor with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 1st day of December, 1982.

Paulette P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-22-83

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 74,617.99.

John Dy Richard, Jr. & Richard
AFFIANT

Subscribed and sworn to before me, this the 1st day of December, 1982.

Paulette P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-22-83

CARL H. OLDHAM
ATTORNEY AT LAW
108 SAUNDERS FERRY ROAD
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

CARL ENV.
RUSK

FILED
DEC 6 10 00 AM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE
H 02359

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

RECEIVED OF _____

FOR _____

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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
			74617.99- CO	
			153.96 CO TX	
			.50 PRFEE	
			6.00 WDE2D	
			CHECK 200.46-	
			3606A12/06/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 0 2 3 5

IDENTIF. REFERENCE

DEC 6 10 00 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913945