BOOK 7303 PAGE 892

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Randall E. Woodard, etux 601 Lucien Dr. Goodlettsville, Tn 37072	Randall E. Woodard, etux Same address	Map 23 Par. 127 10D-15063

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, We, JERRY L. USELTON and wife, LINDA E. USELTON, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said RANDALL E. WOODARD and wife, BEVERLY J. WOODARD hereinafter referred to as the "GRANTEES", their heirs and assigns , a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the old 22nd Civil District of Davidson County, Tennessee, now the 10th Civil District of Davidson County, Tennessee, and being a part of a 46-acre tract, more or less, tract, as recorded in Book 5086, page 329, Register's Office Davidson County, Tennessee, and more particularly described according to a survey by John R. Bates, Surveyor, May 13, 1977, as follows:
BEGINNING at an iron pin on the westerly side of Crocker Springs Road, the same being a common corner with Tract 4; thence South 78 deg. 10' W 1462.0 feet to an iron pin; thence N. 32 deg. 15' W. 825.0 feet to a stake; thence N 61 deg. W. 148.5 feet to a stake in a hickory tree and common corner with Tract 2; thence with the line between Tracts 2 and 3, N. 77 deg. 15' E. 1628.0 feet to a steel post in the margin of Crocker Springs Road; thence S 16 deg. 30' E. 39.5 feet to an iron pin; thence S. 5 deg. 30' E. 100.0 feet to an iron pin; thence S. 1 deg. W. 88.5 feet to the point of beginning, and containing 6.98 acres, more or less, being known as Tract 3.
Being the same property conveyed to Jerry L. Uselton and wife, Linda E. Uselton, by deed from Frank R. Tinnon and L. M. Clendenin, of record in book 5237, page 88, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, 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 convey it and warranty that the same is

unencumbered, except as follows, to-wit:

1. 1987 State and County taxes, a lien, prorated between the parties and assumed in full by Grantees.

2. Restrictions contained in the deed from Frank R. Tinnon, etal to Jerry L. Uselton and wife, Linda E. Uselton of record in Book 5237, page 88, said Register's Office, as follows:

"This property shall not be used for the erection, storage or use of mobile homes or any other type of mobile home known as a trailer for a period of forty years. Said forty year period to expire Nov. 8, 2016. This property shall not be used as industrial property or a junk yard for a period of forty years."

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 14th day of July, 1987.

Jerry L. Uselton
JERRY L. USELTON

Linda E. Uselton
LINDA E. USELTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY L. USELTON and wife, LINDA E. USELTON, 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 this the 14th day of July, 1987.

Deanne M Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

NOTARY PUBLIC STATE OF TENNESSEE CATHEY

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $28,000.00.

Randall E. Woodall
Affiant

Sworn to and subscribed before me, this the 14th day of July, 1987.

Deanna M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

48259

IDENTIFICATION REFERENCE

JUL 23 9 29 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
			2600.00- CAPT.	
			78.40 C STAX	
			.50 PRFEE	
			2.00 MOE-D	
			CHECK	87.90-
			274BA07725787 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.8.25.9

IDENTIFICATION REFERENCE

JUL 23 9 29 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.106854