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FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 19 88

Notary Public

MY COMMISSION EXPIRES: 9/11/90

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD W. USELTON	SAME	Map 7
(NAME)	(NAME)	
P.O. Box 432		Par 162.02
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TOMMY L. CUNNINGHAM and wife, PATRICIA A. CUNNINGHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD W. USELTON and wife, JANNELLE M. USELTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Land in Davidson County, Tennessee, being described as Tract II, according to a survey by Williams Surveying and Engineering, Tennessee License No. 1040, dated May 1, 1987, as follows:

Beginning at a point on the easterly right-of-way of U. S. Highway 41 approximately 394.6 feet south of the edge of Baker Station Road; thence along the easterly right-of-way of U. S. Highway 41, N 41 deg. 47' 39" W, a distance of 74.60 feet to an iron pin set; thence S 83 deg. 52' 56" E, a distance of 1504.65 feet to an iron pin set; thence S 5 deg. 06' 40" W, a distance of 100.64 feet to an iron pin set; thence S 69 deg. 29' 11" W, a distance of 729.55 feet to an iron pin set; thence S 2 deg. 39' 56" W, a distance of 378.34 feet to an iron pin set; thence N 83 deg. 52' 56" W a distance of 776.12 feet to an iron pin set; said point being the point of beginning, containing 5.00 acres, more or less.

Being a portion of the same property conveyed to Tommy L. Cunningham and wife, Patricia A. Cunningham by deed of record in Book 7377, page 807, Register's Office for Davidson County, Tennessee.

INCLUDED in this conveyance is 50-foot easement for ingress and egress purposes over Tract No. III which is described in deed of record in Book 7488, page 387, Register's Office for Davidson County, Tennessee, which easement is for ingress and egress to Tracts I and II, as shown on an unrecorded survey by Williams Surveying and Engineering, Tennessee License No. 1040, dated May 1, 1987, said easement being more particularly described as follows: BEGINNING at a point in the easterly right-of-way of U. S. Highway 41 approximately 1069.09 feet south

(CONTINUATION OF LEGAL DESCRIPTION ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.)

unimproved (XX) is improved ( ) property, known as / (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heir and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it and the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 11th day of May, 19 88

Patricia A Cunningham — Tommy L. Cunningham

PATRICIA A. CUNNINGHAM — TOMMY L. CUNNINGHAM

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TOMMY L. CUNNINGHAM and wife, PATRICIA A. CUNNINGHAM

the bargainor S, 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 GOODLETTSVILLE, Tennessee, this 11th day of [illegible] 19[illegible]

Commission expires 9-11-90

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath / (their several oaths) acknowledged himself / (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

EXHIBIT A

CONTINUATION OF LEGAL DESCRIPTION

of the edge of Baker Station Road; thence N 41 deg. 47' 39" W a distance of 51.83 feet to an iron pin set; thence N 32 deg 09' 09" E, a distance of 56.64 feet to an iron pin set; thence S 81 deg. 46' 51" E, a distance of 311.95 feet to an iron pin set; thence N 69 deg. 29' 11" E, a distance of 57.02 feet to an iron pin set; thence S 8 deg. 13' 09" W, a distance of 77.96 feet to an iron pin set; thence N 81 deg. 46' 51" W, a distance of 329.88 feet to an iron pin set; thence S 32 deg. 09' 09" W, a distance of 37.78 feet to the beginning, containing 0.47 acres, more or less.

This conveyance is made SUBJECT TO a 50-foot easement for ingress and egress purposes over the above described Tract No. II which easement is for ingress and egress to Tract I as shown on an unrecorded survey by Williams Surveying and Engineering, Tennessee License No. 1040, dated May 1 1987, said easement being more particularly described as follows: BEGINNING at a point in the easterly right-of-way of U. S. Highway 41 approximately 1069.09 feet south of the edge of Baker Station Road, thence N 41 deg. 47' 39" W a distance of 51.83 feet to an iron pin set; thence N 32 deg. 09' 09" E, a distance of 56.64 feet to an iron pin set; thence S 81 deg. 46' 51" E, a distance of 311.95 feet to an iron pin set; thence N 69 deg. 29' 11" E, a distance of 57.02 feet to an iron pin set; thence S 8 deg. 13' 09" W, a distance of 77.96 feet to an iron pin set; thence N 81 deg. 46' 51" W, a distance of 329.88 feet to an iron pin set; thence S 32 deg. 09' 09" W, a distance of 37.78 feet to the beginning, containing 0.47 acres, more or less.

This conveyance is further SUBJECT TO the following restriction:
Any dwelling built on the above described premises shall contain at least 2,000 square feet living area, excluding garage, porches and carport.

It is hereby agreed by the Grantees herein as evidenced by their signatures hereto that it will be the responsibility of the Grantees herein, together with the owners of Tract No. I and Tract No. III as shown on the aforesaid survey, to maintain and/or improve said ingress and egress easement described herein, and to pay their prorata share of said maintenance and/or improvements. This agreement shall be perpetual in nature and shall be binding on the Grantees herein, their successors and assigns.

Tommy L Cunningham
TOMMY L. CUNNINGHAM

Patricia A Cunningham
PATRICIA A. CUNNINGHAM

Richard W. Uselton
RICHARD W. USELTON

Jannelle M. Uselton
JANNELLE M. USELTON

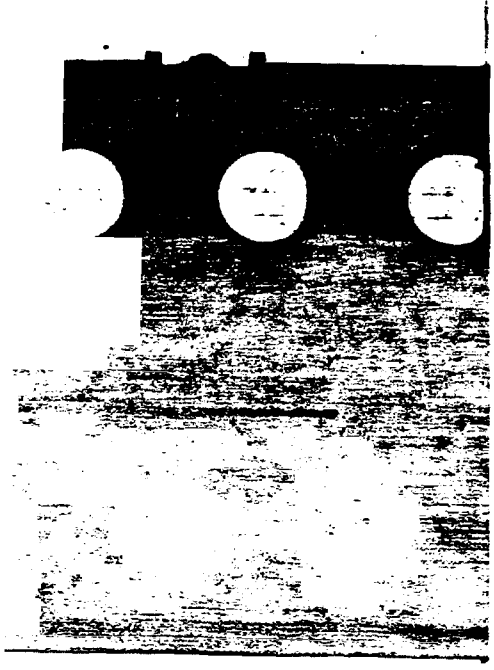
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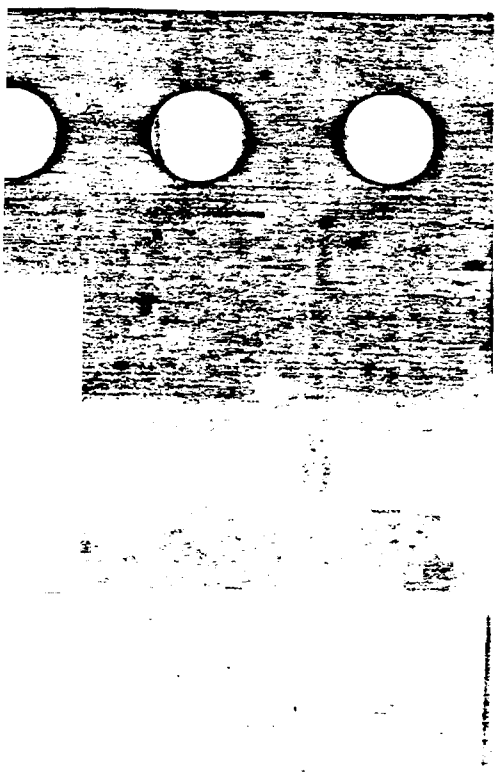
IDENTIFICATION REFERENCE

MAY 12 11 37 AM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

RECEIVED





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 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

DAHT 20000.00
CON TX 56.00
PRFEE 0.50
MDEED 9.00
TOTAL 65.50
05/12/88 01 11:38 0002 534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29851

IDENTIFICATION REFERENCE

May 12 11 37 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90575