47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
PAUL R. USELTON ET UX	ATLANTIC COAST MORTGAGE COMPANY	GO 17256
(NAME) 304 Rosehill Drive	(NAME) 3975 University Dr. Suite 100/210	Map 25-7 # 38
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(STREET ADDRESS) Fairfax, VA 22030	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7569 PAGE 544

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, BEN O. CALDWELL, unmarried, 3977 06/10 0101 03CHECK 202.22

have bargained and sold, and by these presents do transfer and convey unto the said PAUL R. USELTON AND WIFE, GLENDA F. USELTON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 43 on the Plan of Ranchwood Estates, Section 3, Goodlettsville, Tennessee, as of record in Book 3300, page 59, Register's Office for said County.

Said Lot No. 43 fronts 140 feet on the southerly side of Rosehill Drive and extends back between lines 359.75 feet on the easterly line and 410.1 feet on the westerly line to a dead line in the rear, measuring 130.15 feet thereon.

Being the same property conveyed to Ben O. Caldwell and wife, Sandra M. Caldwell, by deed from Paul A. Stafford and wife, Paulette Stafford, of record in Book 4186, page 240, Register's Office for said County. By deed of record in Book 7377, page 889, said Registers' Office, the said Sandra M. Caldwell conveyed all her right, title and interest in subject property to Ben O. Caldwell.

3875 IDENTIFICATION REFERENCE

JUN 10 1 33 PM '88

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY, TN

unimproved ( )

This is improved (XX) property, known as 304 Rosehill Drive

(House Number) (Street)

Goodlettsville, TN 37072

(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 convey 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.

Whenever 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 hands this 8th day of JUNE, 19 88.

Ben O. Caldwell

BEN O. CALDWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7569 PAGE 545

Personally appeared before me THE UNDERSIGNED, a Notary Public in and for said County and State BEN O. CALDWELL, UNMARRIED,

the within named bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Madison Tennessee, this 8th day of June, 19 88.

Joyce B Donahue Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $69,950.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Paul R. Uselton

Sworn to and subscribed before me this 8th day of June, 19 88

My commission expires 7-17-88 Notary Public Joyce B Donahue

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

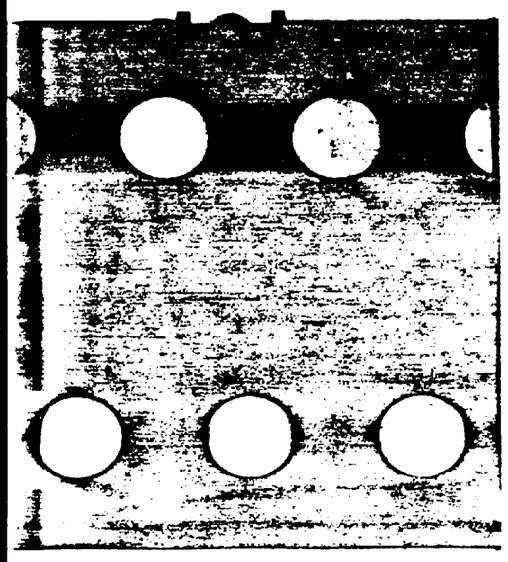
BEN O. CALDWELL, Unmarried

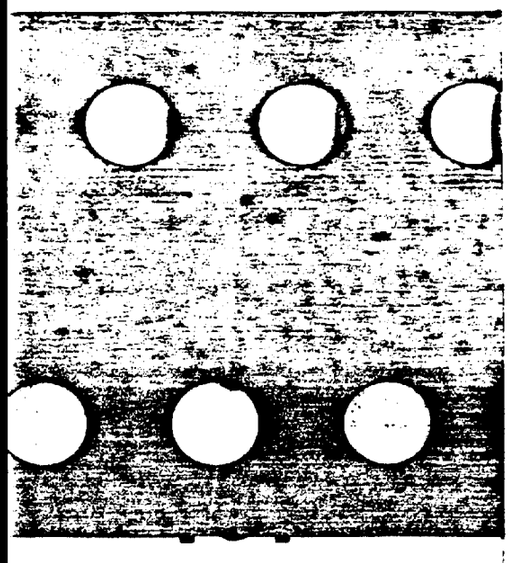
TO

PAUL R. USELTON ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7569 PAGE 546

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

CONTTX 69950.00

↓

CONV. 69,950.00
" TX. 195.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 8 7 4 5

IDENTIFICATION REFERENCE

JUN 10 1 33 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PRFEE	0.50
WDEED	6.00
TOTAL	202.22
CHECK	202.22

06/10/88 01 13:32 0001 3977

No. 100831