THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

mail

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Porter & Glasscock c/o Dobson & Johnson 699 W. Main Street Hendersonville, TN 37075	Same as New Owner	Map 18-16 Parcel 202 GO 13286

BOOK 7625 PAGE 306

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, RICHARD W. USELTON and wife, JANELLE M. USELTON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said PORTER & GLASSCOCK, a Tennessee General Partnership, composed of Don Porter and Alfreda Porter, General Partners, jointly owning a 50% partnership interest and Charlie Glasscock, General Partner, owning a 50% partnership interest, hereinafter referred to as the "GRANTEE", its successors 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 Lot No. 2 of the Tinnon Place Subdivision as of record in Plat Book 5800, page 79, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Donald R. Carver, Tennessee No. 271, dated June 20, 1982, as follows:

Said Lot No. 2 fronts 121.65 feet on the northerly side of New Brick Church Pike and runs back between lines, 113.63 feet on the easterly line and 115.12 feet on the westerly line to a dead line in the rear upon which it measures 122.13 feet thereon.

BEING the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton, by quitclaim deed from Dale Felton, a single man, of record in Book 7212, page 771, Register's Office, Davidson County, Tennessee.

Mailing address of the property is 107 New Brick Church Pike, Goodlettsville, Tennessee 37072.

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, its successors and assigns, forever.

And we, the GRANTORS, do hereby 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 for (1) 1988 taxes which are a lien but not yet due and payable; and (2) an easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4363, page 151, said Register's Office.

And we, the GRANTORS, do further covenant and bind ourselves, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 1st day of August, 1988.

Richard W Uselton
RICHARD W. USELTON

Janelle M Uselton
JANELLE M. USELTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD W. USELTON and JANELLE M. USELTON, 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 1st day of August, 1988.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Charles C. Hassack
Affiant

Sworn to and subscribed before me, this the 1st day of August, 1988.

Patsy C. Durdson
NOTARY PUBLIC

My Commission Expires: 12-31-89

FILED FOR RECORD
AUG 12 12 04 PM '88
58230

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7625 PAGE 309

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
JAN				
		175000.00		
JAN 1[illegible]				44[illegible].50
[illegible]				0.50
[illegible]				5.00
[illegible]				455.00
				455.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/23/88 [illegible] [illegible] 0001 0001 65700

58236

TENNESSEE

AUG 12 12 04 PM '88

No. 123081