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

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard W. Uselton, et ux P. O. Box 432 Goodlettsville, TN 37072	Same as New Owner	Map 25-12 Parcel 82 GO 16636

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, CHARLES A. ROBERTSON and wife, FRANCES L. ROBERTSON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said RICHARD W. USELTON and wife, JANELLE M. USELTON, 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:

3045 10/03 0101 03[illegible] 273.50

BEING Lot 22, Connor Drive, Ranchwood Estates Subdivision, Section II, as shown on plan of record in Book 3600, page 67, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Charles A. Robertson and wife, Frances L. Robertson, by deed from D. D. Phillips Builders, Inc. of record in Book 4613, page 223, Register's Office for Davidson County, Tennessee

This is improved property known as 115 Connor Drive, 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 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 to convey it and warrant that the same is unencumbered, except as follows:

(1) 1988 State, County and City of Goodlettsville taxes, a lien not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEE when due; and,

(2) Subject to Restrictions of record in Book 3797, page 290, Register's Office for Davidson County, Tennessee; and,

(3) Subject to The Plan of record in Book 3600, page 67, said Register's Office which shows an owners certificate, a 40-foot minimum building setback line from Connor Drive and a 10-foot easement for public utility purposes along the rear line and a 5-foot drainage easement along the easterly line of said lot.

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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 30th day of September, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles A. Robertson
CHARLES A. ROBERTSON

Frances L. Robertson
FRANCES L. ROBERTSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES A. ROBERTSON and wife, FRANCES L. ROBERTSON, 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 30th day of September, 1988.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7667 PAGE 10

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Sworn to and subscribed before me, this the 30th day of September, 1988.

NOTARY PUBLIC

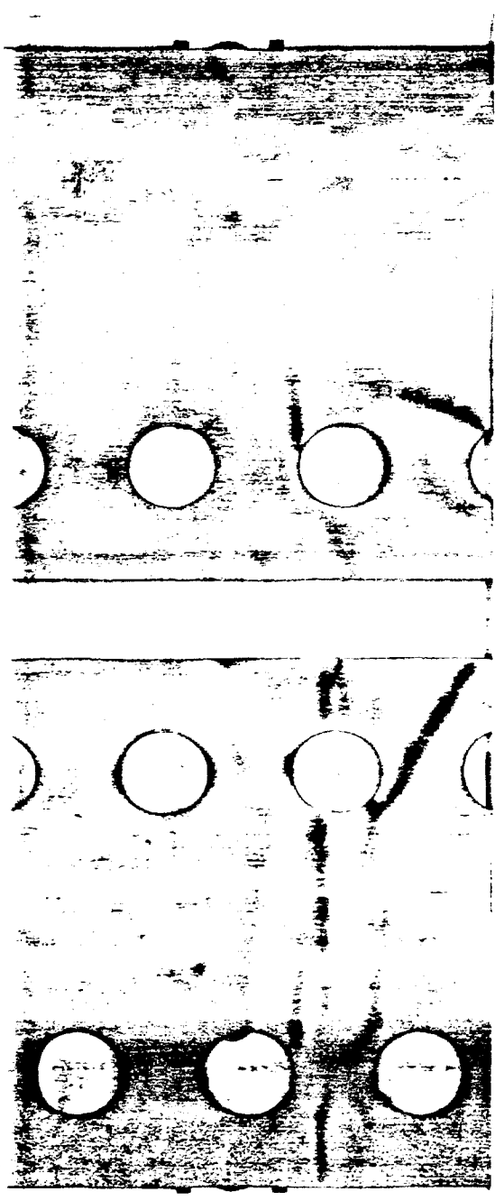
My Commission Expires: 12-31-89

7.2 7.0 5

IDENTIFICATION REFERENCE

Oct 3 9 44 AM '88

MAIL ENV.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7667 PAGE 11

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

CAMT 80000.00
CON TX 264.00
PRFEE 0.50
WDEED 9.00
TOTAL 273.50
CHECK 273.50

10/03/88 01 09:47 0001 3045

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.27.05

IDENTIFICATION REFERENCE

OCT 3 9 44 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139892