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.
Charles A. Robertson, et ux 210 Donald Avenue Goodlettsville, TN 37072	Same as New Owner	Map 26-5 Parcel 5 GO-07283

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 CHARLES A. ROBERTSON and wife, FRANCES L. ROBERTSON, 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:

BEING Lot No. 21 on the Plan of Roscoe Place Subdivision, Block D, of record in Book 843, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Richard W. Uselton, et ux, Janelle M. Uselton, by deed from Anthony A. Crowder of record in Book 5972, page 90, said Register's Office.

This is improved property known as 210 Donald Avenue, 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, which are a lien not yet due and payable and which have been prorated and will be paid in full by the GRANTEE when due; and,

(2) Subject to the Plan of record in Book 843, page 72, 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 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.

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 30th day of September, 1988.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Charles A. Robertson
Affiant

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

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

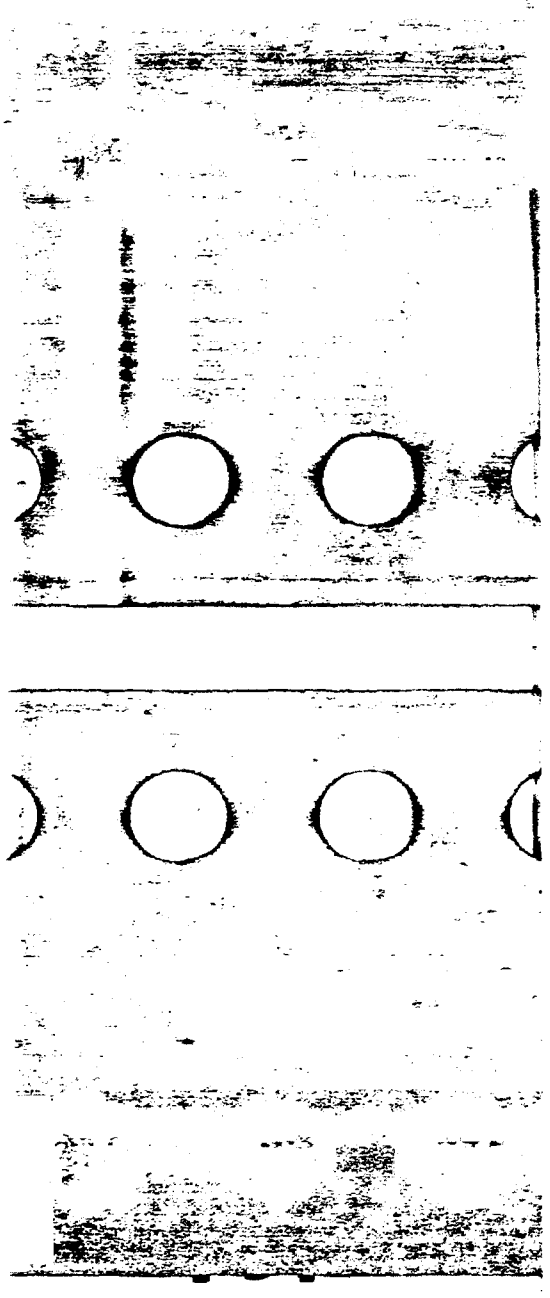
NOTARY PUBLIC AT LARGE

7.2 7.0 6

IDENTIFICATION

Oct 3 9 44 AM '88

RECD ENV.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7667 PAGE 15

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 95000.00
CON TX 313.50
PRFEE 0.50
WDEED 9.00
TOTAL 323.00
CHECK 323.00

10/03/88 01 09:48 0001 3046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.27.06

IDENTIFICATION REFERENCE

OCT 3 9 44 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 139893