mail

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

3664

May 30 9 40 AM '89

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
Richard W. Uselton, et ux. P.O. Box 432 Goodlettsville, Tn. 37072	NEW OWNER	Map 7 Parcel 55 10D 20745

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 which is hereby acknowledged, ETHEL MAY ADAMSON, A WIDOW, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto RICHARD W. USELTON AND WIFE, JANELLE M. USELTON, hereinafter referred to as the "GRANTEE", their heirs and assigns, that certain tract or parcel of land located in DAVIDSON County, Tennessee, and described as follows, to-wit:

BEING a tract of land in the 10th Civil District of Davidson County, Tennessee, and being a portion of that property conveyed to B. B. Adamson, et ux, in Book 2044, page 251, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, R.L.S., Tn. Lic. No. 1465, dated May 4, 1989, as follows:

BEGINNING at an iron pin in the northwesterly margin of U.S. Hwy 41, corner to Richard Uselton (Deed Book 7542, page 169, RODC, Tn), said pin being the most southwesterly corner of said Adamson property; thence with said margin N. 41 deg. 47 min. 39 sec. W., 74.60 feet to a set iron pin; thence leaving said margin S. 83 deg. 52 min. 56 sec. E., 883.84 feet to a set iron pin; thence N. 04 deg. 23 min. 54 sec. E., 224.95 feet to a set iron pin; thence S. 83 deg. 47 min. 42 sec. E., 679.48 feet to a set iron pin; thence S. 05 deg. 24 min. 17 sec. W., 274.02 feet to an existing iron pin, said pin being said Uselton's northwest corner; thence with Uselton's north line N. 83 deg. 53 min. 21 sec. W., 1504.62 feet to the point of beginning, containing 5.25 acres, more or less.

INCLUDED in the above description, but EXCLUDED from this conveyance is a small family grave yard, adjacent to the east property line, as shown on the survey referenced herein.

BEING a portion of the same property conveyed to B. B. Adamson and wife, Ethel May Adamson by deed from Curtis J. Greer and wife, Jenell O. Greer, of record in Book 2044, page 251, Register's Office for Davidson County, Tennessee; the said B. B. Adamson is now deceased.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever.

And, GRANTOR does covenant with the said GRANTEE, that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1989 which are to be adjusted between GRANTOR and GRANTEE at such time the 1989 tax bill becomes available; said adjustment shall take place not later than February 15, 1990.

2. Right-of-Way Deed conveyed to the State of Tennessee of record in Book 6131, page 583, said Register's Office.

3. Ingress and egress of others to a small family grave yard, adjacent to the east property line of the property herein described.

And GRANTOR further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 18th day of MAY, 1989.

Ethel May Adamson
ETHEL MAY ADAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ETHEL MAY ADAMSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 18th day of MAY, 1989.

Deborah K. Holt
NOTARY PUBLIC

DEBORAH K. HOLT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Jan 11, 1992

* * * * * * * * * *

0569 05/30 0101 03CHECK 56.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

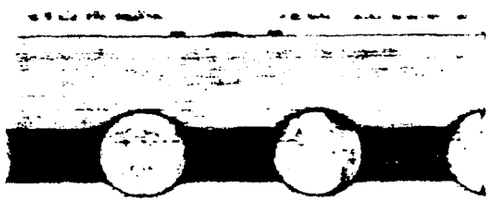
Richard W. Adams
Affiant

Sworn to and subscribed before me, this the 18th day of MAY, 1989.

Deborah K. Holt
NOTARY PUBLIC

DEBORAH K. HOLT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Jan 11, 1992



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7851 PAGE 312

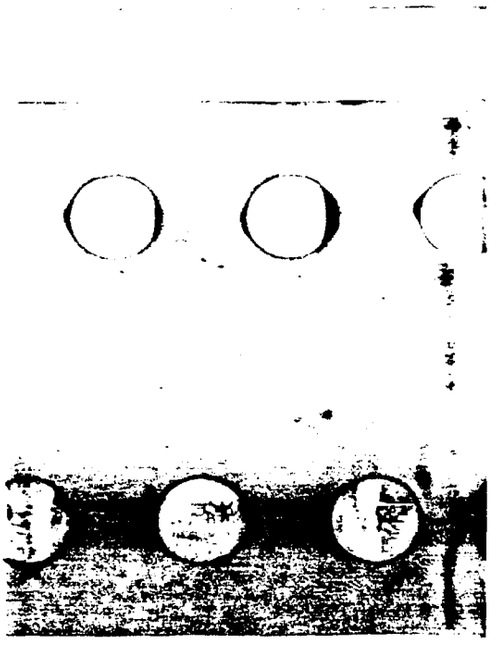
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 15000.00
CON TX 49.50
PRFEE 0.50
WDEED 6.00
TOTAL 56.00
CHECK 56.00

05/30/89 01 09:41 0001 0569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



3664

TENNESSEE

MAY 30 9 40 AM '89

No. 213935