THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
KENNETH W. BENTON, et ux	NEW OWNER	17 226 04118-10D
2800 Greer Rd. Goodlettsville, Tn. 37072		

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, JERRY L. USELTON AND WIFE, LINDA J. USELTON, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto KENNETH W. BENTON AND WIFE, MARJORIE E. BENTON, hereinafter referred to as the "GRANTEE", their heirs, representatives and assigns, that certain tract or parcel of land located in DAVIDSON County, Tennessee, and described as follows, to-wit:

> Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Ralph Lambert & Son, Surveyors, dated 8/30/75, as follows:
>
> Beginning at an iron pin in the North margin of Union Hill Road said point being South 66 Degrees 30' West from the northwesterly intersection of Greer Road and Union Hill Road, a distance of 616.4 feet, more or less; thence North 12 Degrees 04' 57" West 374.76 feet, bisecting L.A. Benton's property to an iron pin and corner post in Mrs. Gerald Conner's southerly line; thence with Mrs. Conner's southerly line, North 81 Degrees 23' 47" West 300.00 feet to an iron pin in E.R. Benton's easterly line, said point being Conner's southwest corner and the original L.A. Benton's northwest corner; thence with E.R. Benton's easterly line South 10 Degrees 40' East 540.5 feet to an iron pin in the northerly margin of Union Hill Road; thence with northerly margin of Union Hill Road, North 66 Degrees 30' East 300.00 feet to point of beginning, containing 3.02 acres, more or less.
>
> Being the same property conveyed to Jerry L. Uselton and wife, Linda J. Uselton, by deed from Ray Owens and wife, Carol W. Owens, of record in Book 5300, page 275, Register's Office for Davidson County, Tennessee.

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, representatives 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, State and County, which have been prorated and assumed by the GRANTEE herein.

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

WITNESS our hands on this the 31st day of JULY, 1989.

Jerry L. Uselton
JERRY L. USELTON

Linda J. Uselton
LINDA J. USELTON 3032 08/07 0101 03CHECK 297.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY L. USELTON AND WIFE, LINDA J. USELTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 31ST day of JULY, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires: MAY 13, 1990

* * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

Kenneth W. Burton
Affiant

Sworn to and subscribed before me, this the 31ST day of JULY, 1989.

Catherine M. Wood
NOTARY PUBLIC

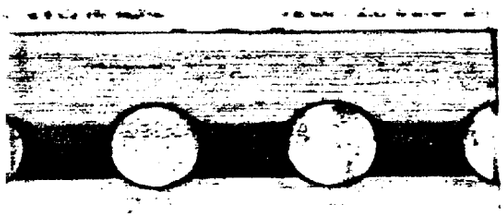
My Commission Expires: MAY 13, 1990

55561

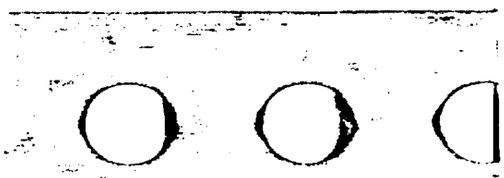
IDENTIF. TREFERENCE

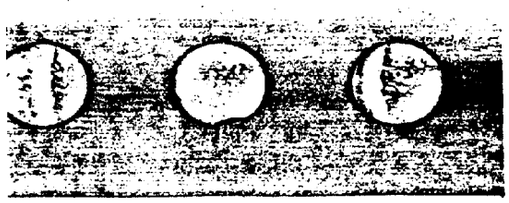
AUG 7 9 29 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7908 PAGE 380

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	88000.00
CON TX	290.40
PRFEE	1.00
WDEED	6.00
TOTAL	297.40
CHECK	297.40

08/07/89 01 09:30 0001 3032

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55561

IDENTIF. REFERENCE

AUG 7 9 29 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 236350