THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
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 Parcel 57 Field Book No.: GO 14446

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, ESSEX DEVELOPMENTS, a Tennessee Partnership composed of RICHARD W. USELTON and FRED SCOTT, General Partners, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto RICHARD W. USELTON and wife, JANNELLE 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:

> Being Lot No. 6 on the Plan of Franklin Heights, Section II, Phase I, of record in Book 6900, page 856, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being a portion of the same property conveyed to Essex Developments, a Tennessee Partnership, composed of Richard W. Uselton and Fred Scott, General Partners by deed from Mary Frances Prowse, of record in Book 7571, page 447, Register's Office for Davidson County, Tennessee.

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. Taxes for the year 1990, which are a lien, but not yet due and payable, and which will be paid in full by the GRANTEES, when they become due.
2. Restrictive covenants contained in instrument of record in Book 7775, page 93, said Register's Office.
3. Easements and setback lines as set forth in the Plan of record in Book 6900, page 856, said Register's Office.
4. Sanitary sewer easemetn granted to the City of Goodlettsville of record in Book 4362, page 992, said Register's Office.
5. Easement for water main granted to Madison Suburban Utility District of record in Book 7825, page 539, said Register's Office.

And we, the GRANTORS, do further covenant and bind ourselves, our 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 11th day of May, 1990.

ESSEX DEVELOPMENTS, a Tennessee Partnership

RICHARD W. USELTON

By: RICHARD W. USELTON

JANNELLE M. USELTON

By: FRED SCOTT

1531 05/15 0101 03CHECK 65.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RICHARD W. USELTON and FRED SCOTT, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be General Partners of ESSEX DEVELOPMENTS, a Tennessee General Partnership, the within named bargainor, a partnership, and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as General Partners.

WITNESS my hand and seal this the 11th day of May, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared RICHARD W. USELTON and wife, JANNELLE M. USELTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 11th day of May, 19 ___.

NOTARY PUBLIC

My commission expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $ 17,600.00.

Affiant

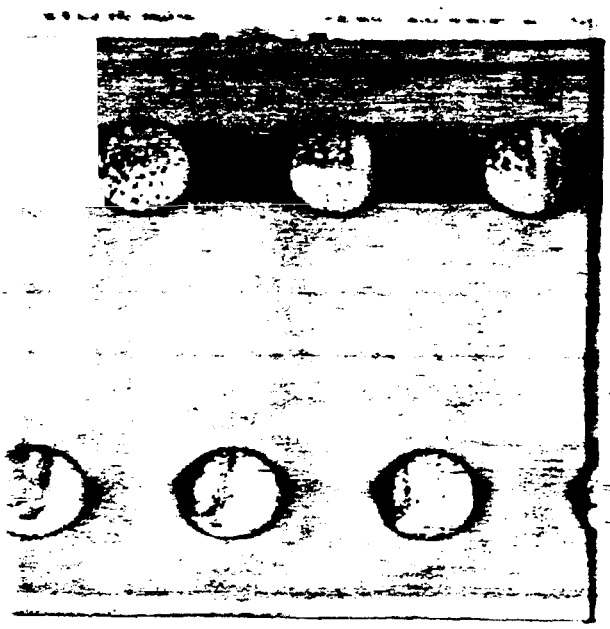
Sworn to and subscribed before me, this the 11th day of May, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

26188

MAY 15 9 12 AM '90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

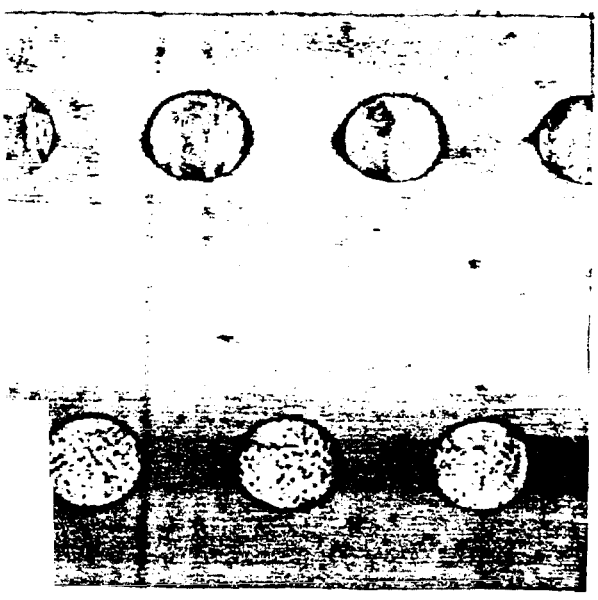
RECEIVED OF _____

FOR _____

BOOK 8108 PAGE 967

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	17600.00
CON TX	58.08
PRFEE	1.00
MDEED	6.00
TOTAL	65.08
CHECK	65.08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1531

26188

IDENTIFICATION REFERENCE

MAY 15 9 12 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 318985