Mail

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

BOOK 8199 PAGE 615

WARRANTY DEED

[illegible] 0101 03C-HECK 61.15

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Johnny M. Ayers, et ux 111 Mayes Ave Goodlettsv. Ha Tn. 37072	Same as New Owner	Map 17 Parcel 326

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, JERRY L. USELTON and LINDA E. USELTON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JOHNNY M. AYERS and wife, DEBBIE D. AYERS, 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 Tract No. 1 of Uselton Subdivision of record in Book 6200, page 955, Register's Office for Davidson County, Tennessee, described according to a survey by Joe M. Cummings, Registered Land Surveyor, Number 1513, dated May 1st, 1990, as follows:

Beginning at a concrete monument in the northerly margin of Union Hill Road, said point marking the southeast corner of this tract and the southwest corner of a tract of land conveyed to Kenneth W. Benton et ux of record in Book 7908, page 378, Register's Office for Davidson County, Tennessee; thence with said margin of said road on a curve having a delta angle of 16 deg. 41' 39" a radius of 734.75 feet a tangent of 107.80 feet for a distance of 214.08 feet to a concrete monument; thence leaving Union Hill Road, North 2 deg. 13' 06" West 1,084.02 feet to an iron pin in the line of the property conveyed to James P. Dickens et ux of record in Book 6424, page 731, said Register's Office; thence with the line of Dickens South 87 deg. 02' 17" East 109.62 feet to a point; thence South 6 deg. 23' 32" East 960.79 feet to the point of beginning and containing 3.38 acres, more or less.

Being a part of the same property conveyed to Jerry L. Uselton and wife, Linda E. Uselton by deed from Richard C. Binkley and wife, Margie H. Binkley of record in Book 7558, page 196, Register's Office for Davidson County, Tennessee. The said Jerry L. Uselton and Linda E. Uselton are now divorced and they own and hold title to the said property as tenants in common.

This conveyance is made subject to the right of way dedication area, the minimum building setback lines, utility anchor easements and other matters shown on the Plan of Uselton Subdivision, of record in Book 6200, page 955, Register's Office for Davidson County, Tennessee.

RESTRICTIVE COVENANTS: THE FOLLOWING RESTRICTIVE COVENANTS WILL APPLY TO THE PROPERTIES HEREINABOVE DESCRIBED AND WILL BE COVENANTS RUNNING WITH THE LAND FOR A PERIOD OF TWENTY FIVE (25) YEARS FROM DATE:

1. No mobile homes shall be permitted on the said property, temporarily or permanently, for any purpose.

2. The foregoing restrictive covenants may be enforced by the GRANTORS, or any one of them, or by the owners of any of the tracts, sold by the Grantor in the Subdivision of the Uselton Property, recorded simultaneously herewith.

3. The foregoing restrictions may be enforced by injunction and/or damages

in the Chancery or Circuit Courts for Davidson County, Tennessee.

5. If the foregoing restrictions are violated, the violating party agrees to pay to the enforcing party all of the enforcing party's attorney's fees, court costs and other legal expenses usual or incidental to the enforcement of these restrictions.

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, which have been prorated between the parties and which are being held in Escrow by the Escrow Closing Attorney for payment when they become due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 6200, page 955, said Register's Office.

3. Subject to easement for water rights from a spring on Tract 1 conveyed to Jessie Burton Eaton as specified in deed of record in Book 2708, page 523, 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 13th day of September, 1990.

Johnny M. Ayers
JOHNNY M. AYERS

Debbie D. Ayers
DEBBIE D. AYERS

Jerry L. Uselton
JERRY L. USELTON

Linda E. Uselton
LINDA E. USELTON

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 LINDA E. USELTON, and JOHNNY M. AYERS and wife, DEBBIE D. AYERS, 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 13th day of September, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $15,500.00.

Affiant

Sworn to and subscribed before me, this the 13th day of September, 1990.

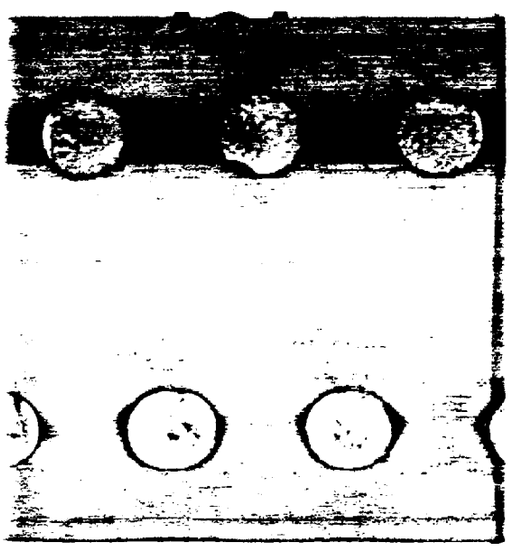
NOTARY PUBLIC

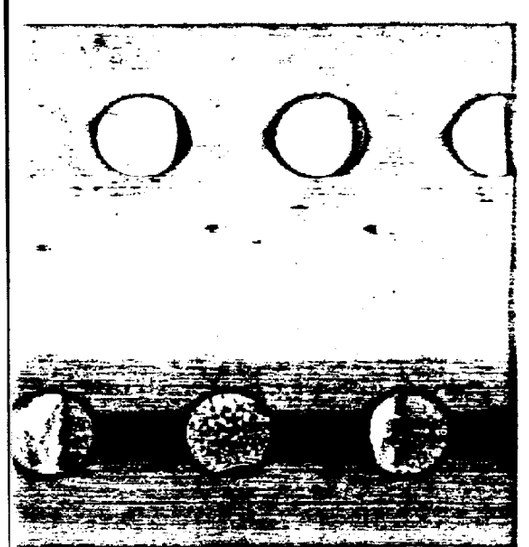
My Commission Expires: 12/29/93

5 9 6 6 5

FEE
REFERENCE

SEP 20 9 14 AM '90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8199 PAGE 618

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 15500.00
CON TX 51.15
PRFEE 1.00
WDEED 9.00
TOTAL 61.15
CHECK 61.15

09/20/90 01 09:18 0001 0434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 6 6 5

IDENTIFICATION REFERENCE

SEP 20 9 14 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 357060