Mail

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

WARRANTY DEED

DATE 09/20 0101 03CHECK 76.30

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Burton A. Nowers 109 Loretta Goodlettsville, Tn. 37072	Same as New Owner	Map 17 Parcel part of Pcl 7.

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 BURTON A. NOWERS, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of 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 an iron pin in the northerly margin of Union Hill Road, said point being the southwest corner of this tract and the southeast corner of that tract of land conveyed to Ronald Freeman Smiley of record in Book 7344, page 315, Register's Office for Davidson County, Tennessee; thence with the line of Smiley North 1 deg. 08' 38" East 464.00 feet to an iron pin; thence North 3 deg. 02' 14" East 835.23 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 130.38 feet to a point; thence South 2 deg. 13' 06" East 1,084.02 feet to a concrete monument in the northerly margin of Union Hill Road; thence with said margin of said road South 46 deg. 31' 47" West 233.47 feet to an iron pin; thence on a curve having a delta angle of 6 deg. 42' 16" a radius of 628.91 feet a length of 73.59 feet a tangent of 36.84 feet to the point of beginning and containing 5.01 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.

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

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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 GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, 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.

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.

Burton A. Nowers
BURTON A. NOWERS

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 BURTON A. NOWERS, 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.

Kathy Burnett Hulett
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

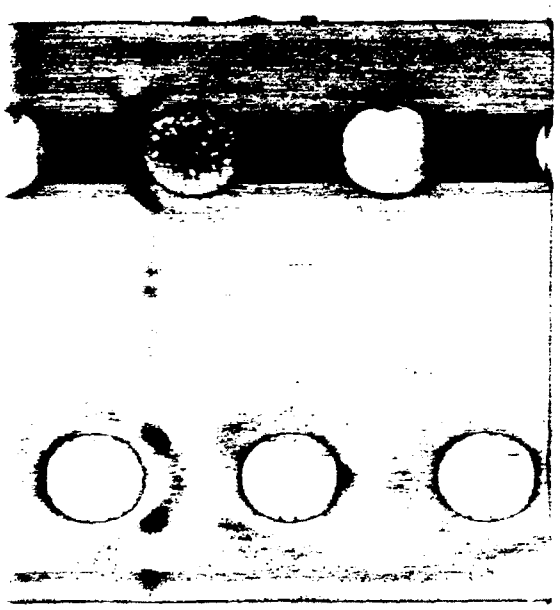
The actual consideration or value, whichever is greater, for this transfer is $21,000.00.

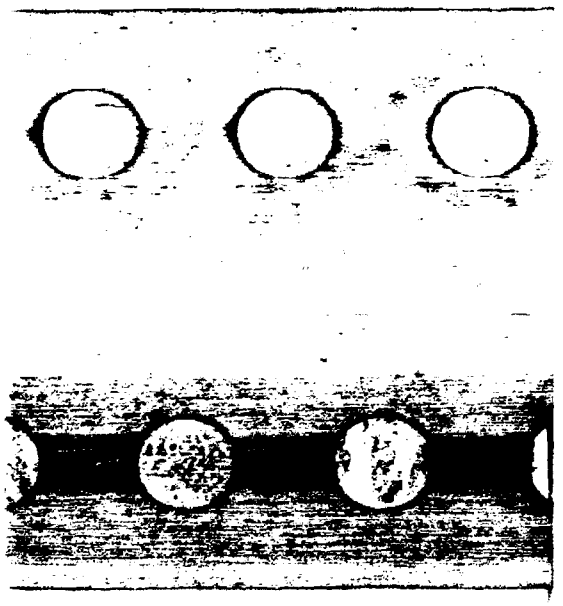
Affiant

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

Kathy Burnett Hulett
NOTARY PUBLIC

My Commission Expires: 12/29/93





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8199 PAGE 621

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	21000.00
CON TX	69.30
PRFEE	1.00
WDEED	6.00
TOTAL	76.30
CHECK	76.30

09/20/90 01 09:19 0001 0435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

SEP 20 9 15 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 357061