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

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WARRANTY DEED BOOK 8308 PAGE 582

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Brenda Duke Young 810 Bradley Place Hermitage Tn. 37076	Same as New Owner	Map 24-5 Parcel 123 Field Book I.D. # Go 21068

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, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto BRENDA DUKE YOUNG, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 10 on the Plan of Franklin Heights, Section II, Phase I, of record in Plat Book 6900 page 856, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Essex Developments, a Tennessee Partnership composed of Richard W. Uselton and Fred Scott by deed from Mary Frances Prowse, a single person, of record in Book 7571, page 447, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot #10, McCoin Drive, Goodlettsville, Tennessee, 37072.

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, her heirs and assigns, forever.

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

1. Taxes for the year 1991, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEE when they become due.

2. Subject to Restrictive Covenants contained in instrument of record in Book 7775, page 93, said Register's Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 6900, page 856, said Register's Office.

4. Subject to sanitary sewers granted to the City of Goodlettsville of record in Book 4362, page 992, said Register's Office.

And, the GRANTOR, does further covenant and bind itself, its representatives or assigns to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 8th day of March, 1991.

"GRANTOR"
ESSEX DEVELOPMENTS

BY: _____
RICHARD W. USELTON, Partner

BY: _____
FRED SCOTT, Partner

"GRANTEE"

_____
BRENDA DUKE YOUNG

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 a partners of ESSEX DEVELOPMENTS, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themseves as partners.

WITNESS my hand and seal this the 8th day of March, 1991.

_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA DUKE YOUNG, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 8th day of March, 1991.

_____
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 $15,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 8th day of March, 1991.

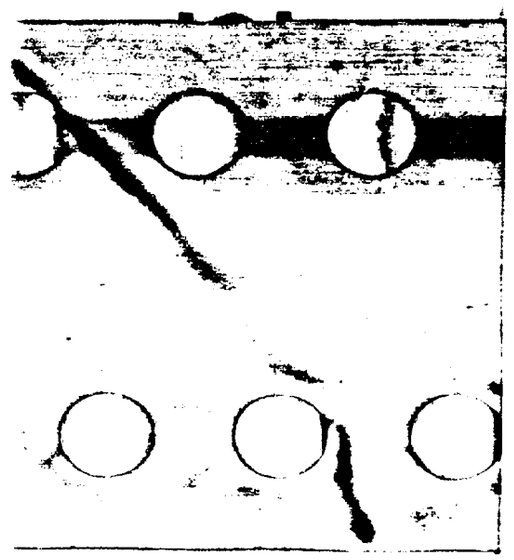
_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

RECEIVED FOR REFERENCE
Mar 12 1991
9874

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8308 PAGE 584

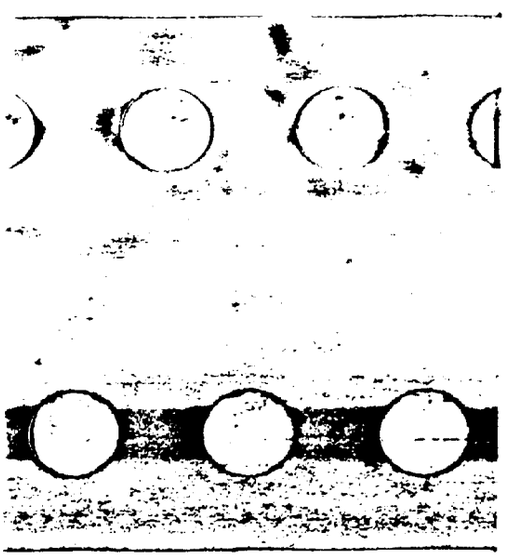
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	15000.00
CON TX	49.50
PRFEE	1.00
MDEED	6.00
TOTAL	56.50
CHECK	56.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/13/91 01 09:48 0001 3098



98746

IDENTIF. REFERENCE

MAR 13 9 44 AM '91

DAVIDSON COUNTY TN

No. 403892