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 25-4 Parcel 118 GO 21063

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 "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto RICHARD W. USELTON and wife, JANELLE 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. 5 on the Plan of Franklin Heights, Phase I, Section II, of record in Plat 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.

BEING 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, a single person, of record in Book 7571, page 447, said Register's Office.

The current mailing address for said property is: 315 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 GRANTEES, their heirs and assigns, forever.

And the GRANTOR, does covenant with the said GRANTEES, that it 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 1991, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid in full by the GRANTEES, when due.

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

3. Subject to the Plan of record in Book 6900, page 856, said Register's Office which shows an owner's certificate, a 40-foot minimum building setback line from McCoin Drive, a 20-foot easement for drainage purposes along the southerly line and a 2.5 x 30-foot utility anchor easement located on the northeasterly corner of said lot.

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

5. Subject to an Easement for water main granted to Madison Suburban Utility district of record in Book 7825, page 539, said Register's Office.

And the GRANTOR, does further covenant and bind itself, its successors, assigns 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 July, 1991.

"GRANTOR"

ESSEX DEVELOPMENTS,
a Tennessee Partnership

BY: _____
FRED SCOTT, General Partner

_____
RICHARD W. USELTON, General Partner

"GRANTEES"

_____
RICHARD W. USELTON

_____
JANELLE USELTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD W. USELTON and wife, JANELLE USELTON, 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 11th day of July, 1991.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared FRED SCOTT and RICHARD W. USELTON, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the General Partners of ESSEX DEVELOPMENTS, a Tennessee Partnership, the within named bargainor, 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 themselves as the General Partners.

WITNESS my hand and seal this the 11th day of July, 1991.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 11th day of July, 1991.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/93

FILED FOR RECORD
Jul 11 3 54 PM '91
FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE
30 I 32

7211 CHECK
51.40



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8396 PAGE 154

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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 6.00
TOTAL 51.40
CHECK 51.40

07/11/91 01 15:56 0001 0872

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3013.2

IDENTIFICATION REFERENCE

Jul 11 3 54 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 439899