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 18-12 Parcel 78 Field Book I.D.#GO 03200

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, JOHN T. BOTTOM, TRUSTEE, 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 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:

Lot No. 14: Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of D. B. Kimmel's Addition to Goodlettsville of record in Book 332, page 150, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 14 fronts 50 feet on the westerly side of Central Avenue and extends back 150.37 feet on the northerly line and 150.10 feet on the southerly line to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to John T. Bottoms, Trustee, with full power to mortgage, sell, transfer, or convey without joinder of any beneficiary, by deed from Harry E. Margrave and wife, Katherine H. Margrave, of record in Book 5173, page 922, Register's Office for Davidson County, Tennessee.

Lot No. 15: Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of D. B. Kimmel's Addition to Goodlettsville, of record in Book 332, page 150, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 15 fronts 50 feet on the southerly side of Central Avenue and extends back 150.10 feet on the northerly line and 149.84 feet on the southerly line to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to John T. Bottoms, Trustee, with full power to mortgage, sell, transfer, or convey without joinder of any beneficiary, by deed from Harry E. Margrave and wife, Katherine H. Margrave, of record in Book 5173, page 918, Register's Office for Davidson County, Tennessee.

Lot No. 16: Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of D. B. Kimmel's Addition to Goodlettsville, of record in Book 332, page 150, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 16 fronts 26.50 feet on the southerly side of Central Avenue and extends back 149.84 feet on the northerly line and 150 feet on the southerly line to a dead line in the rear measuring 37.62 feet thereon.

Being the same property conveyed to John T. Bottoms, Trustee, with full power to mortgage, sell, transfer, or convey without joinder of any beneficiary, by deed from Harry E. Margrave and wife, Katherine H. Margrave, of record in Book 5173, page 920, Register's Office for Davidson County, Tennessee.

EASEMENT: GRANTOR further conveys to GRANTEES easement rights for sewer and water lines from Dickerson Road to Lots Nos. 14, 15 and 16, as hereinabove described, said easement being described as follows:

A 10-foot easement for sewer and water lines over the northerly 10-feet of Lot No. 3 on the Plan of D. B. Kimmel's Addition to Goodlettsville of record in Book 332, page 150, said Register's Office, said easement to extend over the northerly 10-feet of said Lot No. 3 from the easterly margin of Dickerson Pike as widened eastwardly 143.18 feet. It is understood that this easement is to serve Lots Nos. 14, 15 and 16 on said Plan being conveyed to the GRANTEES herein by deeds of even date hereof.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property known as: Lots 14, 15 and 16, on the Plan of D. B. Kimmel's Addition to Goodlettsville, 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 I, the GRANTOR, do covenant with the said GRANTEES, that I am 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. 1991 State, County and City of Goodlettsville taxes for the year 1991, which will be paid by the GRANTOR at closing. All 1992 taxes and subsequent years, are to be paid by the GRANTEES in full.

2. Subject to any and all matters as they may appear on the Plan of record in Book 332, page 150, said Register's Office.

3. Subject to easement for sewer and water lines of record in Book 5173, pages 918, 920 and 922, said Register's Office, and as hereinabove set forth.

And I, the GRANTOR, do further covenant and bind myself, my 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 8th day of January, 1992.

"GRANTOR"

JOHN T. BOTTOM, TRUSTEE

"GRANTEES"

RICHARD W. USELTON

JANELLE M. USELTON

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN T. BOTTOM, TRUSTEE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 8th day of January, 1992.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Sept. 26, 1992

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, JANELLE M. USELTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 8th day of January, 1992.

NOTARY PUBLIC

My Commission expires: 1/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $23,500.00.

Affiant

Sworn to and subscribed before me, this the 8th day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 1/29/93

7.5705

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OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8525 PAGE 859

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 23500.00
MOR TX 86.95
ERR CO
MOR TX 86.95-
CON TX 86.95
PRFEE 1.00
MDEED 9.00
TOTAL 96.95
CHECK 96.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/10/92 01 09:48 0001 5783

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JAN 10 9 47 AM '92

No. [illegible]