THIS INSTRUMENT PREPARED BY:
WHEELER, ADAIR & SCHUERMAN,
AN ASSOCIATION OF ATTORNEYS
ROBERT G. WHEELER, JR.
112 Long Hollow Pike, Suite 210
Goodlettsville, TN 37072
(615) 851-1166

5789 09/11 0101 03CHECK 265.30

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No.
VFW Casper Mansker Post #6993 603 North main Street Goodlettsville, TN 37072	Same	Map 18-12 Parcel 78

BOOK 8727 PAGE 822

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, RICHARD W. USELTON and wife, JANELLE M. USELTON, d/b/a GOODLETTSVILLE BUSINESS CENTER CONDOMINIUMS, hereinafter called the GRANTORS, have bargained and sold and by these presents do transfer and convey unto VFW CASPER MANSKER POST #6993, hereinafter called the GRANTEE, its heirs and assigns, a certain tract or parcel of land in the 2nd Civil District of Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit 1 of Lot No. 1 in the final plat of D.B. Kimmel resubdivision as of record in Plat Book 8250, page 77, Register's Office for Davidson County, Tennessee, a more specific legal description provided in the Master Deed for the Goodlettsville Business Center Condominium appearing in Book 8661, page 945 through 977 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton, by deed from Harry E. Margrave and wife, Katherine H. Margrave, of record in Book 8525, page 860, Register's Office for Davidson County, Tennessee; and by deed from John T. Bottom, Trustee of record in Book 8525, page 856, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any and all restrictions and easements of record.

This is improved property known as 603 North Main Street, 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, his heirs and assigns for ever; and we 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 the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 3rd day of September, 1992.

RICHARD W. USELTON

JANELLE M. USELTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 8727 PAGE 823

Personally appeared before me, RICHARD W. USELTON and wife, JANELLE M. USELTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Goodlettsville, Tennessee, on this the 3rd day of September, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

5-28-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 67,376.00.

Subscribed and sworn to before me, this the 3rd day of September, 1992.

AFFIANT

NOTARY PUBLIC

MY COMMISSION EXPIRES:

5-28-95

NOTARY PUBLIC AT LARGE

OWNER'S AFFIDAVIT

AFFIDAVIT AS TO LEASES, CONTRACTS, FIXTURES, ENCUMBRANCES, MECHANICS' LIENS, ETC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8727 PAGE 824

Before me, the undersigned Notary Public in and for said County and State, personally appeared RICHARD W. USELTON, and wife, JANELLE M. USELTON, known to me and being first duly sworn, who depose and say:

1. That we own the following real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 1 of Lot No. 1 in the final plat of D.B. Kimmel resubdivision as of record in Plat Book 8250, page 77, Register's Office for Davidson County, Tennessee, a more specific legal description provided in the Master Deed for the Goodlettsville Business Center Condominium appearing in Book 8661, page 945 through 977 in the Register's Office for Davidson County, Tennessee.

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2. That we are in possession of said property, and that no other person is or has been in possession thereof.

3. That we have incurred no indebtedness for labor, materials, or services which might be liens on said property.

4. That no security interest under the Uniform Commercial Code has been perfected against any improvements thereon.

5. That there are no judgments, pending litigation, executions or attachments in or from any court affecting said property.

6. That no bankruptcy proceeding has been filed in any Federal Court against or by any owner of said property.

7. That no foreclosure proceedings have been instituted by any mortgagee with respect to any security interest held by said mortgagee.

8. That there is no outstanding contract of sale or conveyance affecting said property.

9. That all persons who will execute the deed conveying the above property are at least 18 years old and are free from legal disability.

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RICHARD W. USELTON

JANELLE M. USELTON

Subscribed and sworn to before me this 3rd day of September 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

5-23-95

45027

IDENTIFICATION REFERENCE

SEP 11 9 51 AM '92

DAVIDSON COUNTY, TN

MAIL ENV.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8727 PAGE 826

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

MAMT 67376.00
MOR TX 249.38
ERR CO
MOR TX 249.38
VOID
MAMT 67376.00
CAMT 67376.00
CON TX 249.38
RECD BY BANK 1.00
WDEED 16.00
TOTAL 266.38
CHECK 266.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/11/92 01 09:52 0001 5789

45027

IDENTIFICATION REFERENCE

SEP 11 9 51 AM '92

DAVIDSON COUNTY, TN

No. 569450