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.
Riley C. Ray 1006 Ann Dr. Ashland City, Tn. 37015	Same as New Owner	Map 25-4 Parcel 122 GO 21067

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 RILEY C. RAY, 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:

BEING Lot No. 9 on the Plan of Franklin Heights, Phase I, Section II, of record in Plat Book 6900 at page 856, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

BEING a part of 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 woman, of record in Book 7571, page 447, Register's Office for Davidson County, Tennessee.

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 Lot No. 9 on the Plan of Franklin Heights, Phase I, Section II, Goodlettsville, Davidson County, 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 GRANTEE, his heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that the GRANTOR 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 1993, which are a lien but not yet due and payable and which will be paid in full by the GRANTEE, when due.

2. Subject to Restrictive Covenants 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 easement for sanitary sewers granted to the city of Goodlettsville of record in Book 4362, page 992, said Register's Office.

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

6. Subject to easement for ingress and egress of record in Book 7866, page 192, said Register's Office.

And the GRANTOR, does further covenant and bind itself, its successors or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims

of all persons whomsoever.

RICHARD W. USELTON executes this Warranty Deed as Attorney in Fact for FRED SCOTT, under a Power of Attorney of record in Book 8396, page 165, Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 15th day of January, 1993.

"GRANTOR"

Essex Developments

BY: _____
RICHARD W. USELTON, Partner

BY: _____
FRED SCOTT, Partner, by Richard W. Uselton, Attorney-In-Fact

"GRANTEE"

_____
RILEY C. RAY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RICHARD W. USELTON, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of ESSEX DEVELOPMENTS, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal this the 15th day of January, 1993.

_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 15th day of January, 1993, before me, personally appeared RICHARD W. USELTON, to me known to be the person who executed the foregoing instrument on behalf of FRED SCOTT and acknowledged that he executed the same as the free act and deed of the said FRED SCOTT.

WITNESS my hand and official seal this the 15th day of January, 1993.

_____
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, RILEY C. RAY, 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 15th day of January, 1993.

_____
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 None, the transfer tax having been paid on the Contract for Sale of Real Estate filed for record in Book 8523, page 767, Register's Office for Davidson County, Tennessee, said Contract having been assigned to the GRANTEE, Riley C. Ray, by Assignment being recorded simultaneously herewith.

_____
Affiant

Sworn to and subscribed before me, this the 15th day of January, 1993.

_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

MAIL ENV.

8 4 6 2 7.

IDENTIFICATION REFERENCE

JAN 20 10 AM '93

DAVIDSON COUNTY, TN

771.00 REGISTER

03CEEK

8.00