THIS INSTRUMENT PREPARED BY:

Mail

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.
Charles Robertson, et ux POBox 236 Goodlettsville, Tn. 37072	Same as New Owner	Map 25-4 Parcel 114 GO 21059

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 CHARLES ROBERTSON and wife, FRANCES ROBERTSON, 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. 1 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. 1 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 GRANTEES, their heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEES, 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, which have been prorated between the parties and which 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 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 GRANTEES, their 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 25th day of June, 1993.

"GRANTOR"

Essex Developments

BY: Richard W. Uselton
RICHARD W. USELTON, Partner

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

"GRANTEES"

Charles Robertson
CHARLES ROBERTSON

Frances Robertson
FRANCES ROBERTSON

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 25th day of June, 1993.

Notary C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 25th day of June, 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 25th day of June, 1993.

Notary C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

2540 06/28 0101 03CHECK 64.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES ROBERTSON and wife, FRANCES ROBERTSON, 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 25th day of June, 1993.

Notary C. Davidson
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.

Charles Robertson
Affiant

Sworn to and subscribed before me, this the 25th day of June, 1993.

Notary C. Davidson
NOTARY PUBLIC

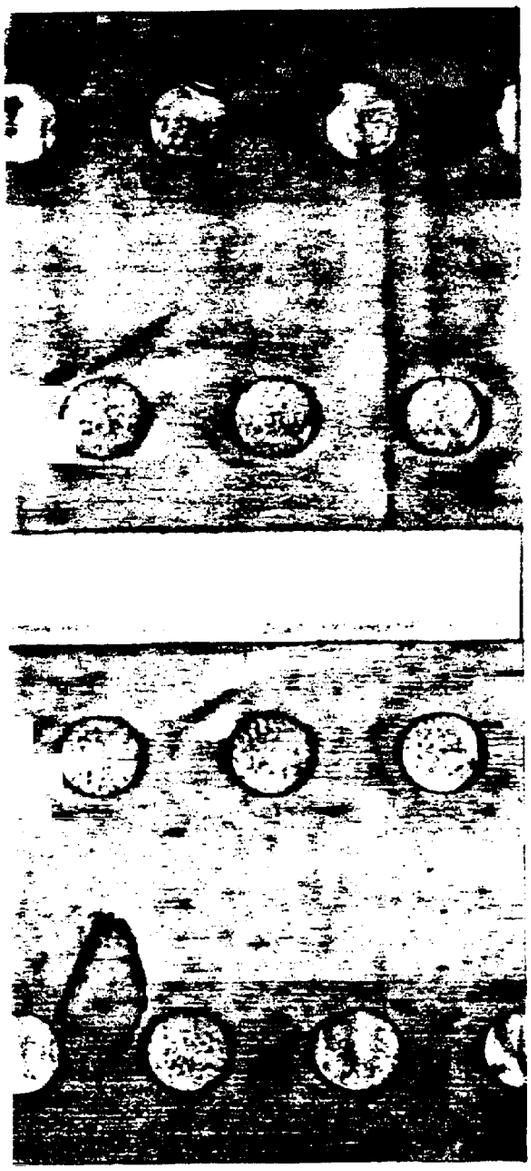
My Commission Expires: 12/29/93

34875

IDENTIF. + REFERENCE

93 JUN 28 AM 11:01

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 8994 PAGE 963

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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 8.00
TOTAL 64.50
CHECK 64.50

06/28/93 01 11:02 0001 2540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34875
IDENTIF. ↑ REFERENCE

93 JUN 28 AM 11:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 667744