BOOK 9086 PAGE 288

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

7536 09/21 0101 03CHECK 138.50

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 60-4 Parcel 91 Field Bk. 12DZ 43055

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, OAK VALLEY LANES BOWLING ALLEY, a Partnership composed of LARRY C. BAKER and GARY H. BAKER, 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:

Land in Davidson County, Tennessee, being the reserved parcel (a/k/a Reserved Parcel 91) of Oak Park Commercial Development, Section 5, as of record in Book 4350, page 61, Register's Office for said County, described as follows:

BEGINNING at a concrete monument on the southerly margin of Oak Valley Drive and the northwest corner of the Pizza Hut property; thence running along the westerly margin of the Pizza Hut property south 6 degrees 15' 0" west 110.74 feet to an iron pin; thence north 87 degrees 29' 0" west 92.71 feet; thence north 2 degrees 30' east 113.50 feet to an iron pin at the southerly margin of Oak Valley Drive; thence along the southerly margin of Oak Valley Drive south 86 deg. 54' east 63.90 feet to an existing monument; thence south 83 deg. 45' east 36.10 feet to the point of beginning, containing 0.2 acres, more or less.

BEING a part of the same property conveyed to Oak Valley Lanes Bowling Alley, a partnership composed of Larry C. Baker and Gary H. Baker, by deed from Larry C. Baker and wife, Ann Marie Baker, and Gary H. Baker and wife, Della Ruth Baker, of record in Book 6421, page 744, 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 the reserved parcel (a/k/a Reserved Parcel 91) of Oak Park Commercial Development, Section 5, Nashville, Davidson County, TN 37207.

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 will be paid in full by the GRANTEES, when due.

Subject to any and all matters on the Plan of record in Plat Book 4350, page 61, Register's Office for Davidson County, Tennessee.

93 SEP 21 AM 9:09
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

IDENTIFICATION REFERENCE

And the GRANTOR does further covenant and bind itself, its representatives, 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.

WITNESS our hands on this the 17th day of September, 1993.

"GRANTOR" "GRANTEES"

OAK VALLEY LANES BOWLING ALLEY
a Partnership

BY: _____
LARRY C. BAKER, Partner

BY: _____
GARY H. BAKER, Partner

_____
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, 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, at office, this the 17th day of September, 1993.

_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared LARRY C. BAKER and GARY H. BAKER, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be all of the partners of OAK VALLEY LANES BOWLING ALLEY, the within named bargainor, a partnership, 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 partners.

WITNESS my hand and seal this the 17th day of September, 1993.

_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

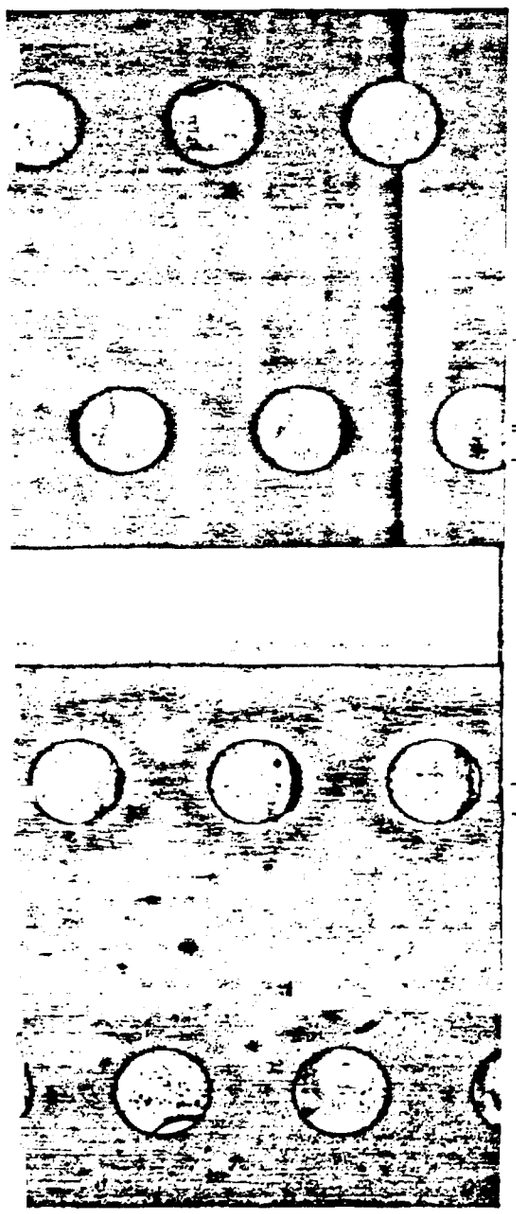
The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 17th day of September, 1993.

_____
NOTARY PUBLIC

My Commission Expires: 12/29/93



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

09/21/93 01 09:10 0001 7536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64922
IDENTIF. & REFERENCE

93 SEP 21 AM 9:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 699940