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.
Specialty Builders, Inc. P. O. Box 432 Goodlettsville, TN 37072	Same as New Owner	Map 25-4 Parcel 117 Field Book GO 21062

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, General Partners, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto SPECIALTY BUILDERS, INC., a Tennessee corporation, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4 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 said property.

BEING a part of the same property conveyed to Essex Developments, a Tennessee Partnership composed of Richard W. Uselton and Fred Scott, General Partners, by deed from Mary Frances Prowse, a single person, 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 on McCoin Drive, Goodlettsville, TN 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, its successors or 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. 1993 State and County and City of Goodlettsville taxes which are a lien, but not yet due and payable.

2. Subject to Restrictive Covenants of record in Book 7775, page 93, Register's Office for Davidson County, Tennessee.

3. Subject to the Plan of Franklin Heights, Phase I, Section II, of record in Plat Book 6900, page 856, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, a 40-foot minimum building setback line from McCoin Drive, a 35-foot easement for public utility and drainage purposes along the rear line of said lot, and a 2.5 x 30-foot utility anchor easement located on the northwesterly corner of said lot.

4. Subject to easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4362, page 992, Register's Office for Davidson County, Tennessee.

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

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, its successors or 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 dated July 11, 1991 and recorded in Book 8396, page 165, Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 4th day of November, 1993.

"GRANTOR"

ESSEX DEVELOPMENTS, a Tennessee Partnership

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

BY: Fred Scott
FRED SCOTT, General Partner
by Richard W. Uselton, Attorney in Fact

"GRANTEE"

SPECIALTY BUILDERS, INC., a Tennessee Corporation

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 4th day of November, 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 seal at office in Goodlettsville, Tennessee, this 4th day of November, 1993.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 9/17/97

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 at office in Goodlettsville, Tennessee, this 4th day of November, 1993.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 9/17/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 9140 PAGE 281

Before me, the undersigned, a Notary Public of the State and County, aforesaid, personally appeared RICHARD W. USELTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged himself to be President of SPECIALTY BUILDERS, INC., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

NOTARY PUBLIC AT LARGE

WITNESS my hand and seal at office in Goodlettsville, Tennessee, this 4th day of November, 1993.

Notary Public

My Commission Expires: 9/17/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $17,500.00.

Affiant

Sworn to and subscribed before me, this the 4th day of November, 1993.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 9/17/97

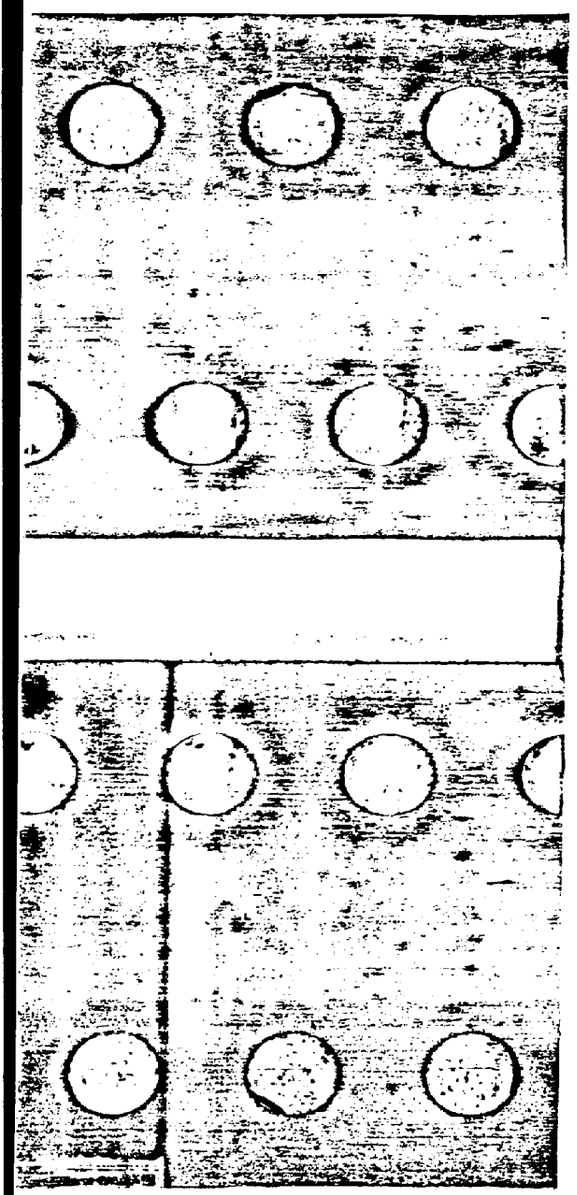
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81896

IDENTIFICATION REFERENCE

93 NOV -4 AM 10:22

FILED IN THE OFFICE OF THE REGISTER OF DEEDS DAVIDSON COUNTY, TENN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9140 PAGE 282

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 17500.00
CON TX 64.75
PRFEE 1.00
WDEED 12.00
TOTAL 77.75
CHECK 77.75

11/04/93 01 10:22 0001 4257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81896
IDENTIF. & REFERENCE

93 NOV -4 AM 10: 22

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 718093