WARRANTY DEED

BOOK 9628 PG 491

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,375.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF March, 19 95

Notary Public

MY COMMISSION EXPIRES: November 25, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDALL W. USELTON	SAME	4-O-3
(NAME)	(NAME)	
917 Split Oak Drive		14D-36100
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CAUDILL ENTERPRISES, A TENNESSEE LIMITED PARTNERSHIP, AND NOBLE C. CAUDILL, II, INDIVIDUALLY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL W. USELTON AND WIFE, BARBEE G. USELTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to Caudill Enterprises, a Tennessee Limited Partnership, by Quitclaim Deed from J. Phillip Jones, Trustee, of record in Book 9590, page 973, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

45589
IDENTIF. & REFERENCE

95 MAR 27 PM 3:19
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved (X)
This is improved ( ) property, known as (TRACT 11) EAST ROAD IN COOPERTOWN FARMS, JOELTON, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of March, 19 95

CAUDILL ENTERPRISES

By: Noble C. Caudill

NOBLE C. CAUDILL, II, General Partner

NOBLE C. CAUDILL, II, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NOBLE C. CAUDILL, II

the bargainor he, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 20th day of March, 1995

Commission expires November 25, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Noble C. Caudill, II, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be a General Partner of Caudill Enterprises, the within named bargainor, a partnership, and that he as such General 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 General Partner.

My Commission Expires: 11/25/95

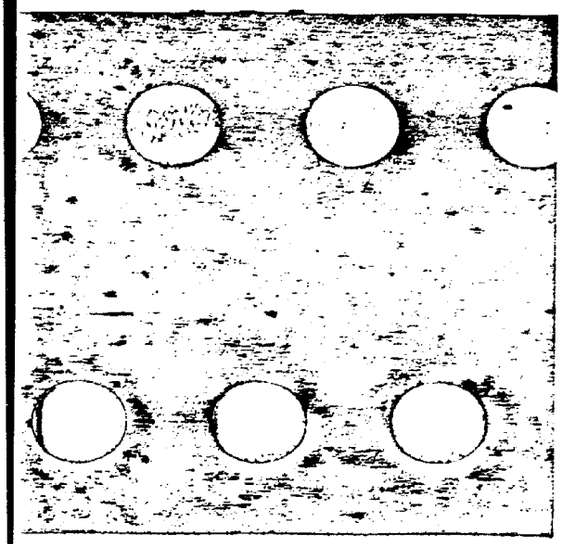
Notary Public

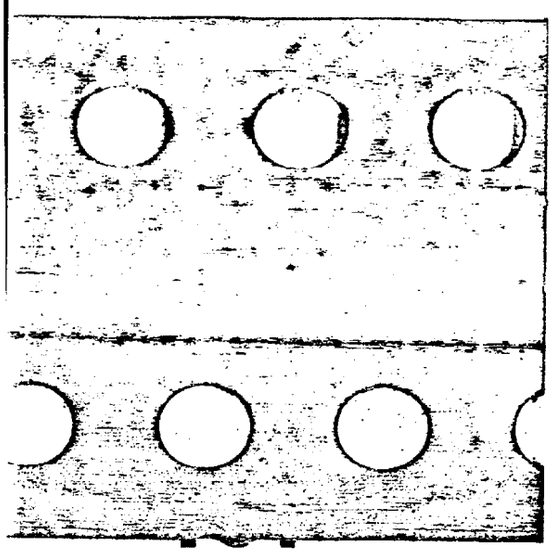
EXHIBIT "A"

BOUNDARY DESCRIPTION
Coopertown Farms
Fourteenth Civil District - Davidson County, TN
Property Map 4 Part of Parcel 3
Noble C. Caudill II - Owner
Deed Book 8114 Page 913 R.O.D.C., TN
Tract 11
Containing 5.15 Acres

To find the Point of Beginning, start at the intersection of the northerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334 page 839 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 01 degrees 36 minutes 07 seconds West 396.96 feet to the beginning of a turn-in curve to the westerly margin of a 50 foot wide Easement for Ingress/Egress, Drainage and Utilities, said curve being concave to the northwest and having a radius of 25.00 feet; Thence, with said curve and severing the property of Noble C. Caudill II, of record in Deed Book 8114 page 913 in said Register's Office, northeasterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, continuing to sever said Caudill property with said westerly margin of said easement as follows: North 88 degrees 23 minutes 53 seconds East 508.00 feet to the beginning of a curve in said margin concave to the east and having a radius of 890.00 feet; Thence, with said curve an arc distance of 674.69 feet through a central angle of 43 degrees 26 minutes 04 seconds to the point of tangency; Thence, continuing with said margin, North 51 degrees 49 minutes 57 seconds East 62.10 feet to the beginning of a curve in said margin concave to the west and having a radius of 316.65 feet; Thence, with said curve northerly a arc distance of 608.70 feet through a central angle of 110 degrees 08 minutes 25 seconds to the point of tangency; Thence, continuing with said margin, North 58 degrees 18 minutes 28 seconds West 637.98 feet to an iron pin, the Point of Beginning; Thence, leaving said margin and continuing to sever said Caudill property as follows: South 31 degrees 41 minutes 32 seconds West 709.88 feet to an iron pin; Thence, North 55 degrees 40 minutes 10 seconds West 203.84 feet to an iron pin; Thence, North 29 degrees 01 minutes 20 seconds West 100.00 feet to an iron pin; Thence, North 40 degrees 33 minutes 09 seconds East 631.02 feet to an iron pin intercepting the cul de sac terminus of said margin of said easement; Thence, with a curve in said cul de sac concave to the northeast and having a radius of 50.00 feet, southeasterly an arc distance of 43.87 feet through a central angle of 50 degrees 16 minutes 11 seconds to the beginning of a curve in said margin concave to the southwest and having a radius of 50.00 feet; Thence, with said curve, southeasterly an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 35 seconds to the point of tangency; Thence, with said margin, South 50 degrees 10 minutes 28 seconds East 199.72 feet to the Beginning containing 5.15 acres.

4306 03/27 0101 03CHECK 162.48





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

RECEIVED OF _____ BOOK 9628 PG 494

FOR _____

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 40375.00
CON TX 149.48
PRFEE 1.00
WDEED 12.00
TOTAL 162.48
CHECK 162.48

03/27/95 01 15:21 0001 4306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45589
IDENTIF. & REFERENCE

95 MAR 27 PM 3:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 893863