THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Richard W. Uselton, et ux P. O. Box 432 Goodlettsville, TN 37072	Same	Map 25-4 Parcel 129 Field Book GO 21117

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between ESSEX DEVELOPMENTS, a Tennessee partnership composed of RICHARD W. USELTON and FRED SCOTT, General Partners, hereinafter referred to as the "GRANTOR", and RICHARD W. USELTON and wife, JANELLE M. USELTON, hereinafter referred to as the "GRANTEES";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ESSEX DEVELOPMENTS, a Tennessee partnership composed of RICHARD W. USELTON and FRED SCOTT, General Partners, the GRANTOR, has this day bargained, sold and quitclaimed unto RICHARD W. USELTON and wife, JANELLE M. USELTON, the GRANTEES, their heirs and assigns, all of its right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 17 on the Plan of Franklin Heights, Phase II, Section II, of record in Plat Book 8250 at page 219, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to Essex Developments, Inc., 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 said County.

This is unimproved property known as Lot No. 17 on the Plan of Franklin Heights, Phase II, Section II, Goodlettsville, TN 37072.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 20th day of April, 1995.

ESSEX DEVELOPMENTS
a Tennessee Partnership

BY: _____
RICHARD W. USELTON, General Partner

BY: _____
FRED SCOTT , General Partner

95 APR 21 AM 10:21
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

IDENTIFICATION REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RICHARD W. USELTON and FRED SCOTT, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be all of the General Partners of ESSEX DEVELOPMENTS, the within named bargainor, a partnership, and that they as such General 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 General Partners.

WITNESS my hand and seal this the 20th day of April, 1995.

Patsy C. Lawson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 20th day of April, 1995.

Patsy C. Lawson
NOTARY PUBLIC

My Commission Expires: 12/6/97

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