THIS INSTRUMENT PREPARED BY:

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

WARRANTY DEED

BOOK 9660 PG 694

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 37070-0432	Same as New Owner	Map 34-15 Parcel 44 Field Book 11D94608

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, BATTEN & SHAW, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do 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 Lot No. 16 on the Plan of Northgate Business Park, as of record in Book 6900, Page 889, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Batten & Shaw, Inc., a Tennessee Corporation, by deed from Northgate Business Park Associates of record in Book 8242, page 912, 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.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. 1995 State and County Taxes, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid, by the GRANTEES, in full, when due.

2. Subject to all matters contained in a Declaration of Protective Covenants contained in an instrument of record in Book 7687, page 513, Register's Office for Davidson County, Tennessee.

3. Subject to building setback lines, public utility easements, drainage easements and utility anchorage easements as shown on the Plan of Northgate Business Parkway of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee.

4. Subject to a Deed of a Flowage Easement conveyed to the United States of America of record in Book 2279, page 1, said Register's Office, if applicable to the said property.

5. Subject to Easements for sanitary sewers of record in Book 4398, page 164 and Book 6728, page 125, said Register's Office, if applicable to the property hereinabove described.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title unto 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 1st day of May, 1995.

"GRANTORS"

BATTEN & SHAW, INC.

BY: _____
DANNY R. SHAW, President

BY: _____
JAMES W. BATTEN, Secretary/Treasurer

"GRANTEES"

_____
RICHARD W. USELTON

_____
JANELLE M. USELTON

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DANNY R. SHAW and JAMES W. BATTEN, with whom I am personally acquainted and who acknowledged themselves to be the President and Secretary/Treasurer, respectively, of BATTEN & SHAW, INC., a Tennessee Corporation, the bargainor, and as such President and Secretary/Treasurer, respectively, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by themselves as President and Secretary/Treasurer, respectively.

WITNESS my hand and official seal, this the 1st day of May, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 12/6/97

95 MAY -2 AM 10: 15
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

56758
IDENTIF. & REFERENCE

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 (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 1st day of May, 1995.

_____
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 $40,000.00.

_____
Affiant

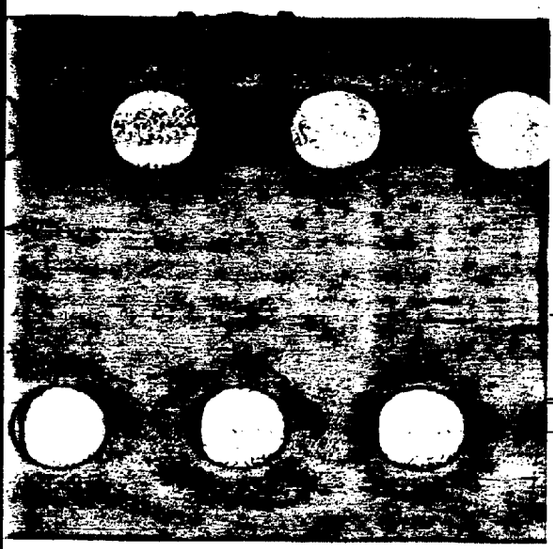
Sworn to and subscribed before me, this the 1st day of May, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 12/6/97

5582 05/02 01:01 CHECK 157.00

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



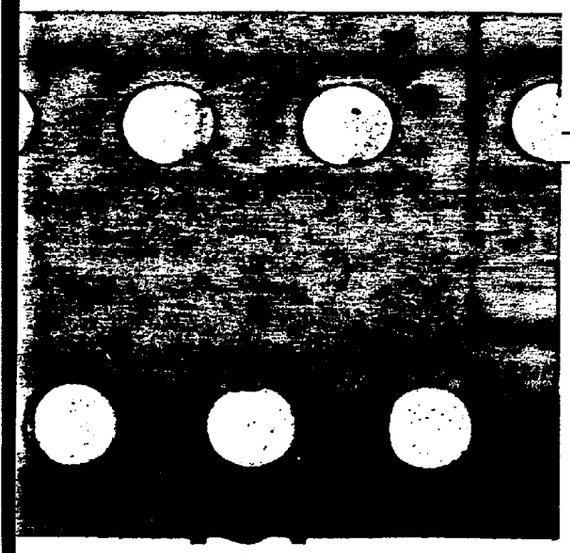
RECEIVED OF _____

FOR _____

BOOK 9660 PG 696

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 40000.00	
			CON TX 148.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 157.00	
			CHECK 157.00	
05/02/95	01		10:18 0001 6582	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56758
IDENTIF. ↑ REFERENCE

95 MAY -2 AM 10: 15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906005