THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $104,440.00

Robert D. Kelly
AFFIANT

Subscribed and sworn to before me this 2nd day of Nov, 1995.

James C. Dale III
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/25/98

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS:	MAP/PARCEL NO.:
MAJOR ENTERPRISES, LLC 1003 Red Oak Dr. Greenbrier, TN 37073	SAME	Map 34-15 Parcel 44 Unit 7

4165 11/02 0101 03CHECK 399.28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, RICHARD W. USELTON and Wife, JANELLE M. USELTON, hereinafter referred to as "Grantors", have bargained and sold, and by these presents do transfer and convey unto MAJOR ENTERPRISES, LLC, a Tennessee limited liability company, hereinafter referred to as "Grantee", its successors and assigns, a certain improved parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Condominium Unit No. 7 as shown on Exhibit A to the Master Deed for Contractors Office & Storage Facility, Phase I, Condominiums, of record in Book 9794, Page 194, said Register's Office, and as located on Lot 16 of the Final Plat of Northgate Business Park, of record in Book 6900, Page 889, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton, by deed from Batten & Shaw, Inc., of record in Book 9660, Page 694, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, which have been prorated and assumed by Grantee.

2. Matters shown on the Plan of Record in Book 6900, Page 889, and Exhibit A to the Master Deed of record in Book 9794, Page 194, said Register's Office.

3. The Charter for Contractors Office & Storage Facility, Phase I, Condominium Association, Inc., of record in Book 9795, Page 121, said Register's Office.

4. Declaration of Covenants, conditions, liens, easements and restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9794, Page 208, said Register's Office.

5. The provisions of the Tennessee "Horizontal Property Act" as the same is set out in §§66-27-101, et seq., of Tennessee Code Annotated, as amended, and as subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a horizontal property regime of Contractors Office & Storage Facility, Phase I Condominiums, of record in Book 9794, Page 173, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 9794, Page 195, said Register's Office.

This is improved property known as 1228 Northgate Business Parkway, Unit 7, Madison, Tennessee 37115.

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 and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said unit 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 unit to the said Grantee, its successors 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 our hands this 2nd day of ~~October~~ November, 1995.

Richard W. Uselton

RICHARD W. USELTON

Janelle M. Uselton

JANELLE M. USELTON

"GRANTORS"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

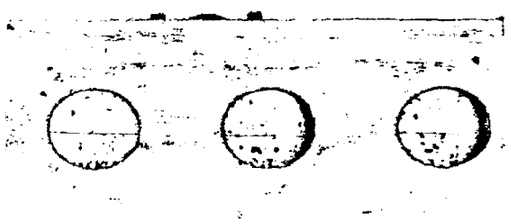
Personally appeared before me, James C. Dale III, a Notary Public in and for said County and State, the within named RICHARD W. USELTON and Wife, JANELLE M. USELTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

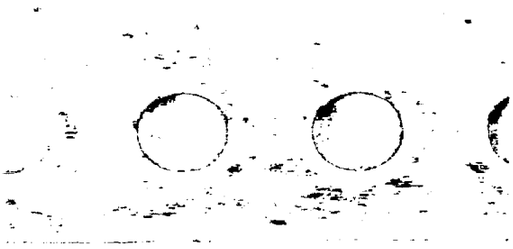
WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of ~~October~~ Nov., 1995.

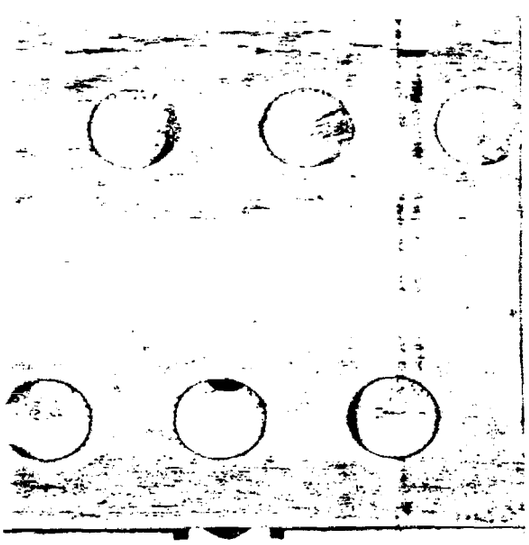
James C. Dale III
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/25/98

0119089
RECEIVED FOR REFERENCE
95 NOV -2 PM 4:08
FELIX Z. ALEXANDER, REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9848 PG 624

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 104440.00
CON TX 386.28
PRFEE 1.00
WDEED 12.00
TOTAL 399.28
CHECK 399.28

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/02/95 01 16:10 0001 4165

95 NOV -2 PM 4:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0119089
IDENTIFICATION REFERENCE

No. 972795