THIS INSTRUMENT PREPARED BY:

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

Warranty Deed

BOOK 9875PG888

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Denise R. Scott 101 Essex Court Goodlettsville, TN 37072	Same as New Owner	Map 25-4 Parcel 130 Field Book GO 21118

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, RICHARD W. USELTON and wife, JANELLE M. USELTON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto DENISE R. SCOTT, an unmarried woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of 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 the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton, by deed from Essex Developments, a Tennessee Partnership composed of Richard W. Uselton and Fred Scott, General Partners, of record in Book 9651, page 456, Register's Office for said County.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 101 Essex Court, 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, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, 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. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the plan of record in Book 8250, page 219, said Register's Office.

3. Subject to Restrictive covenants contained in an instrument of record in Book 9567, page 149, said Register's Office.

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

5. Subject to easements for water mains granted to Madison Suburban Utility District of record in Book 7825, page 539, and Book 9124, page 383, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 1st day of December, 1995.

"GRANTORS"

RICHARD W. USELTON

JANELLE M. USELTON

"GRANTEE"

DENISE R. SCOTT

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, and DENISE R. SCOTT, 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 December, 1995.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $122,500.00.

Affiant

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

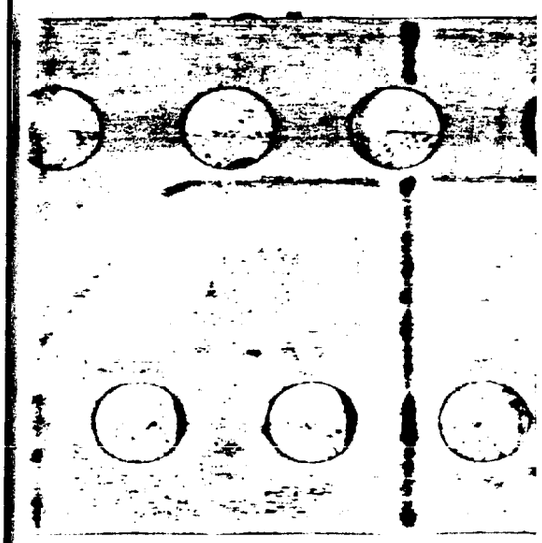
NOTARY PUBLIC

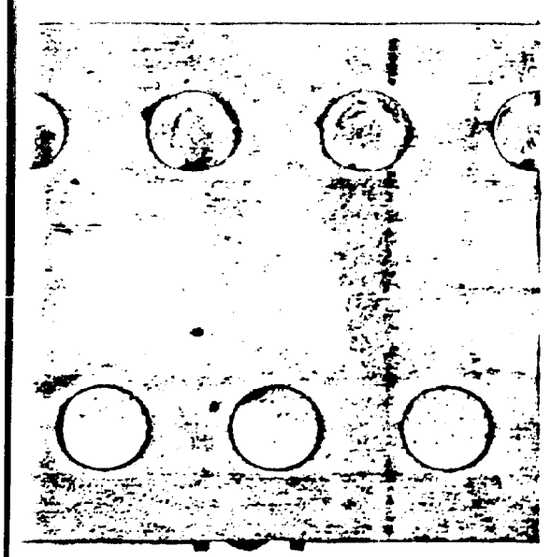
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0128120
IDENTIFICATION REFERENCE

95 DEC -4 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4502 12/04 0101 03CHECK 462.25





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

RECEIVED OF _____

FOR _____

BOOK 9875 PG 890

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
122500.00
CON TX 453.25
PRFEE 1.00
WDEED 8.00
TOTAL 462.25
CHECK 462.25

12/04/95 01 09:17 3301 4001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0128120
IDENTIF. ↑ REFERENCE

95 DEC -4 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 982500