Box 37
LL

BOOK 9909 PG 572

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Richard Uselton and wife, Janelle Uselton P. O. Box 432 Goodlettsville, TN 37070	34-15-43	Same
This instrument prepared by: Boult, Cummings, Conners & Berry 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **NORTHGATE BUSINESS PARK ASSOCIATES, AN INDIANA LIMITED PARTNERSHIP D/B/A NORTHGATE BUSINESS PARK ASSOCIATES, L.P.** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **RICHARD USELTON AND WIFE, JANELLE USELTON** (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows, (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Northgate Business Park of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the part of the same property conveyed to Northgate Business Park Associates, an Indiana limited partnership by deed of record in Book 7491, page 509, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and lien, contained in instrument of record in Book 7687, page 513, Register's Office for Davidson County, Tennessee.

3. Public Utility and Drainage Easement of record in Book 8310, page 397, Register's Office for Davidson County, Tennessee.

0138080 IDENTIFICATION REFERENCE

96 JAN -4 PM 3:40
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $44,850.00.

Richard Uselton
Affiant

Subscribed and sworn to before me this 4th day of January, 1996.

Loretta B. Lane
Notary Public
My Commission Expires: 5/23/98

0326476.01
009300-002 01/03/96

4. All matters shown on the Plan of Northgate Business Park of reocrd in Book 6900, page 889, Register's Office for Davidson County, Tennessee.

5. Existing building restrictions and/or zoning ordinances and easements as of record.

This is unimproved property, known as Lot 15 of Northgate Business Park, as shown on Plan of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 4 day of January, 1996.

NORTHGATE BUSINESS PARK ASSOCIATES,
an Indiana Limited Partnership D/B/A
NORTHGATE BUSINESS PARK ASSOCIATES,
L. P.

By: Thomas C. Gibson

Title: Managing General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

4794 01/04 0101 03CHECK 174.76

Before me, Loretta B. Lane the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas C. Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be managing general partner of Northgate Business Park Associates, an Indiana Limited Partnership d/b/a Northgate Business Park Associates, L.P., the within named bargainor, a limited partnership, and that he as such managing general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as managing general partner.

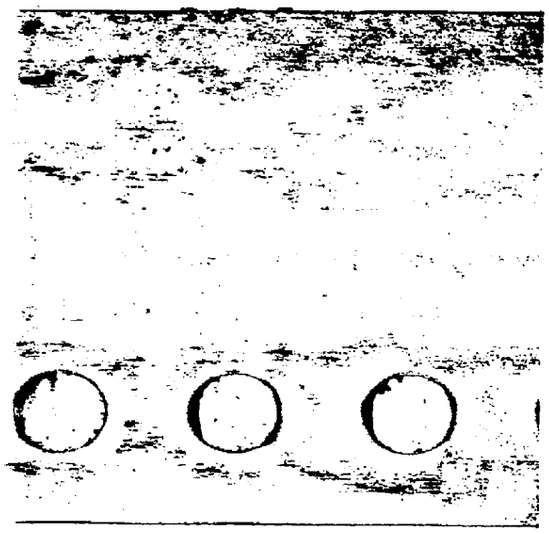
WITNESS my hand, at office, this 4 day of January, 1996.

Loretta B. Lane
Notary Public

My Commission Expires: 5/23/98

0326476.01
009300-002 01/03/96

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



RECEIVED OF _____

FOR _____

BOOK 9909 PG 574

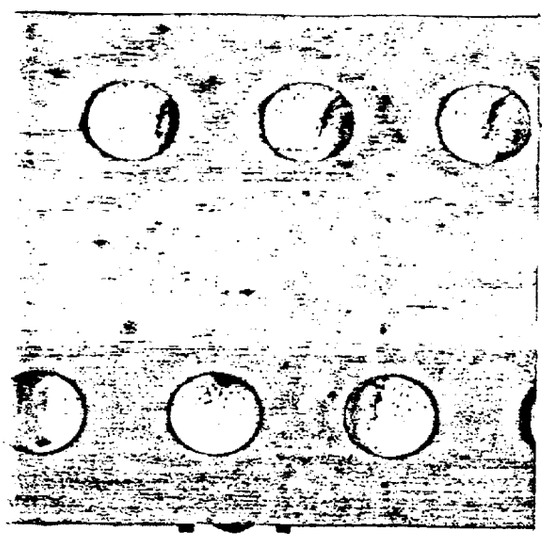
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 44850.00
CON TX 165.76
PRFEE 1.00
WDEED 8.00
TOTAL 174.76
CHECK 174.76

01/04/96 01 15:43 0001 4794

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0138080
IDENTIF. # REFERENCE

96 JAN -4 PM 3:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 993149