BOOK 10107 PAGE 445

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 $54,900.00

AFFIANT

Subscribed and sworn to before me this 1st day of July, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/25/98

0199331

95 JUL -2 PM 12:22

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS:	MAP/PARCEL NO.:
Michael Gene Denson 1300 Deer Run Gallatin, TN 37066	SAME	Map 34-15A Parcel 5

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, including the execution and delivery of a Deed of Trust to JAMES C. DALE III, Trustee, securing the payment to Grantors of a wrap-around Deed of Trust Note in the original principal amount of Forty-Nine Thousand Four Hundred Ten and No/100 Dollars ($49,410.00), 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 MICHAEL GENE DENSON, his heirs 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. 5 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. 1996 taxes, which have been prorated and assumed by Grantees.

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.

6. A Deed of Trust of record in Book 9855, page 41, said Register's office, securing a note payable to Bank of Goodlettsville.

7. A Deed of Trust of record in Book _____, page _____, said Register's office, securing a note payable to Richard W. Uselton, et ux.

This is improved property known as 1228 Northgate Business Parkway, Unit 5, 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, his heirs 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, his heirs 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 1st day of July, 1996.

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 1st day of July, 1996.

James C. Dale III
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/13/98



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

RECEIVED OF _____

FOR _____

BOOK 10107 PG 448

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

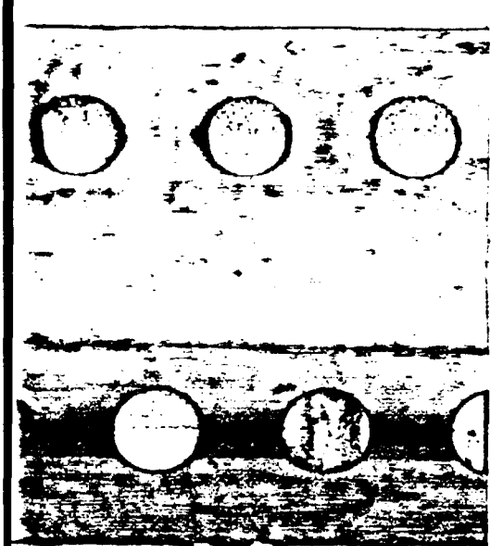
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CHMT 54900.00
				CON TX 203.13
				PRFEE 1.00
				MDEED 12.00
				TOTAL 216.13
				CHECK 216.13
			07/02/96 01	10:25 0001 0579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199331
IDENTIFICATION REFERENCE

96 JUL -2 AM 10:

DAVIDSON COUNTY



No. 1058314