File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #96-12-29-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUSAN A. WILLIAMS (NAME)	NORTH AMERICAN MORTGAGE COMPANY (NAME)	MAP 149-02
917 Split Oak Drive (ADDRESS)	383 Airway Drive (ADDRESS)	PARCEL 087
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Santa Rosa, CA 95403 (CITY) (STATE) (ZIP)	FB #02DX-08673

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BARBEE J. GOSNEY USELTON, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUSAN A. WILLIAMS, AN UNMARRIED WOMAN

HEREINAFTER CALLED 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. 68 on the Plan of Oakwood Subdivision, Phase II, Section I, a Planned Unit Development, as of record in Book 7900, Page 126, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Barbee J. Gosney, unmarried, by Deed from Centex Real Estate Corporation, of record in Book 8460, Page 823, Register's Office for Davidson County, Tennessee. Barbee J. Gosney having since married and now being Barbee J. Gosney Uselton.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Oakwood of record in Book 7981, Page 478, and as amended in Book 8038, Page 838, Book 8191, Page 323, Book 8191, Page 324, Book 8313, Page 17, Book 9237, Page 1, and Book 9781, Page 987, said Register's Office; By-Laws of record in Book 7981, Page 519, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantors herein.

Legal continued on Page 2

This is unimproved ( ) improved (X) property, known as 917 Split Oak Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 land to the said GRANTEES, their 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 hand s this 16th day of December 1996

Barbee J. Gosney Uselton
BARBEE J. GOSNEY USELTON

Randall W. Uselton
RANDALL W. USELTON

BOOK 10293 PG 891

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBEE J. GOSNEY USELTON AND HUSBAND, RANDALL W. USELTON

the bargainor s, 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 and official seal at Brentwood, Tennessee, this 16th day of December, 1996.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My commission expires _____

Notary Public

Legal continued on Page 1

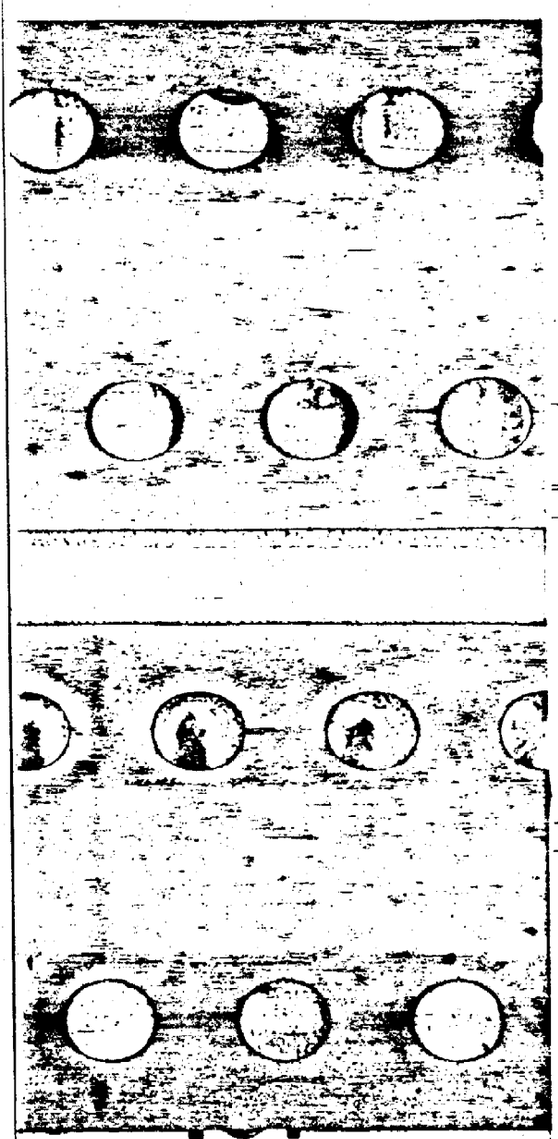
RANDALL W. USELTON, spouse of the above named Barbee J. Gosney Uselton, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

0256824
IDENTIF. ↑ REFERENCE

96 DEC 18 AM 9:40
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

6810 12/18 0101 03CHECK 434.50

DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 10293 PG 892

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 115000.00
				CON TX 425.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 434.50
				CHECK 434.50
			12/18/96 01	09:40 0001 6810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256824
IDENTIF. # REFERENCE

96 DEC 18 AM 9:40
FELIX Z. WILSON, REGIST.
DAVIDSON COUNTY, TN.

No. 1099409