BOOK 10399 PG 595

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
LINCOLN and CRON
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $92,000.00.

X _____
Affiant

Sworn to and subscribed before me on this the 26 day of March, 1997.

_____
NOTARY PUBLIC
My Commission Expires: 8-12-97

MORTGAGEE:

AMSOUTH BANK
221 East Main Street
Hendersonville, TN 37075

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr. Mark D. Allison	Same	18-12-B-4
805 Nella Drive		3884 04/01 0101 03CHEEK 349.40
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **RICHARD W. USELTON and wife, JANELLE M. USELTON d/b/a GOODLETTSVILLE BUSINESS CENTER CONDOMINIUMS and WADE RANDALL WEST and wife, LISA G. WEST and WILLIE LEE WEST, JR. A single person**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **MARK D. ALLSION and wife, BARBARA A. ALLISON**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in the Second Civil District of Davidson County, Tennessee, and being Units 4 and 5 of Lot No. 1 in the final plat of D. B. Kimmel Resubdivision, as of record in Plat Book 8250, Page 77, Register's office for Davidson County, Tennessee, a more specific legal description provided in the Master Deed for Goodlettsville Business Center Condominiums appearing in Book 8661, Page 945 through 977, said Register's Office.
>
> BEING part of the same property conveyed to RICHARD W. USELTON and wife, JANELLE M. USELTON by Deed from MARK D. ALLISON and wife, BARBARA A. ALLISON by Deeds of record in Book 8525, Page 856 and Book 8525, Page 860, Registers' Office for Davidson County, TN.
>
> The said WADE RANDALL WEST and wife, LISA G. WEST and WILLIE LEE WEST, JR. Are executing this Deed in order to convey their interest in and to said property by reason of a Lease/Purchase Agreement entered into by them of record in Book 8670, Page 725, said Registers' office.

This is improved property known as Units 4 and 5, 603 N. Dickerson Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 24 day of March, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RICHARD W. USELTON, individually and d/b/a GOODLETTSVILLE BUSINESS CENTER CONDOMINIUMS

JANELLE M. USELTON, Individually And d/b/a GOODLETTSVILLE BUSINESS CENTER CONDOMINIUMS

WADE RANDALL WEST

LISA G. WEST

WILLIEE LEE WEST, JR.

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, RICHARD W. USELTON and wife, JANELLE M. USELTON, Individually and d/b/a GOODLETTSVILLE BUSINESS CENTER CONDOMINIUMS, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 26 day of March, 1997.

NOTARY PUBLIC

My Commission Expires: 8/12/97

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WADE RANDALL WEST and wife, LISA G. WEST and WILLIE LEE WEST, JR., the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 26 day of March, 1997.

NOTARY PUBLIC

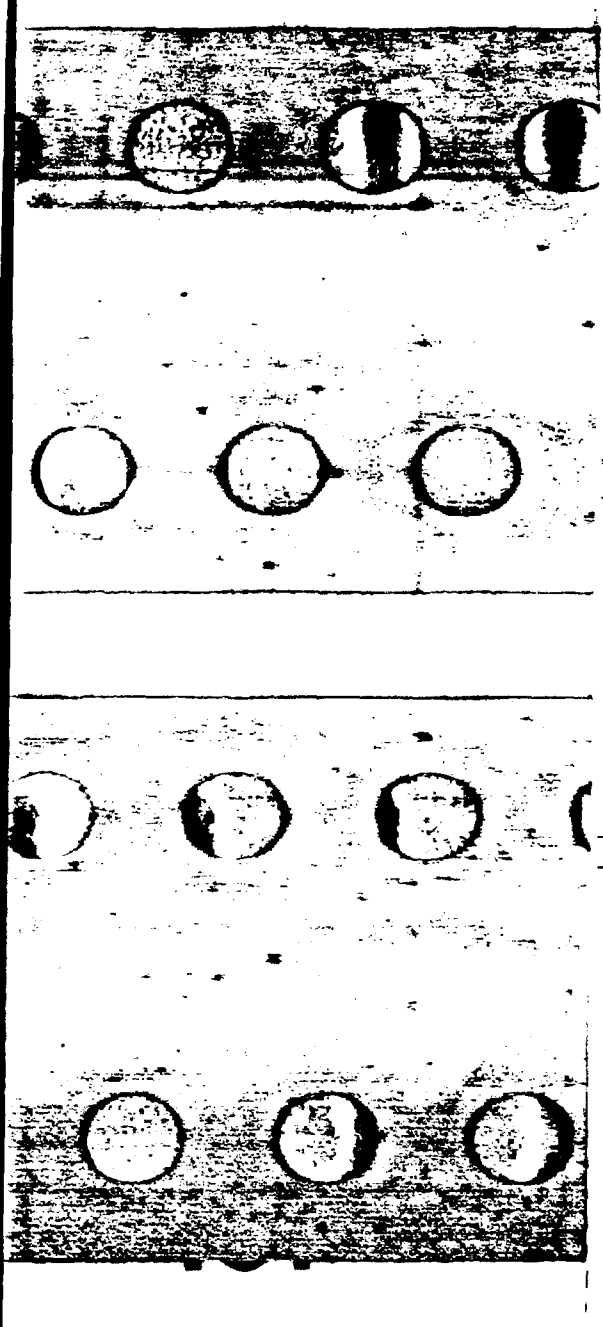
My Commission Expires: 8-12-97

LIVE OAK NOTARY PUBLIC AT LARGE FOR WILSON COUNTY, TN.

FILED FOR RECORD AND RECORDED IN WILSON COUNTY, TN.
APR -1 PM 3:37

IDENTIF. A REFERENCE

02893781



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10399 PG 597

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

CAPT 92000.00
CON TX 340.40
PRFEE 1.00
WDFEE 8.00
TOTAL 345.40
CHECK 349.40

04/01/97 01 15:38 0001 388-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE
028938

97 APR -1 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134155