BOOK 10641 PG 210

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 $75,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of October, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/5/98

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS: MAP\PARCEL NO.

Richard W. Uselton, et ux
P. O. Box 432
Goodlettsville, TN 37070

SAME

026-10-0-A
003.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JAMES C. BROWN and wife, LOIS T. BROWN, herein Grantors, have bargained and sold, and by these presents do transfer and convey unto RICHARD W. USELTON and wife, JANELLE M. USELTON, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in the 2nd Civil District, Goodlettsville, Davidson County, Tennessee, and being more particularly described as follows:

Lot No. 3 on the Plan of First Resubdivision, Northchase Professional Park, Lot No. 4, Northchase at Rivergate, of record in Book 6900, page 956, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to James C. Brown by deed from Federal Deposit Insurance Corporation of record in Book 9678, page 92, Register's Office for Davidson County, Tennessee.

PICK-UP

97 OCT -9 PM 2:00

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0357572

IDENTIFICATION REFERENCE

jim\uselton\realesta\brown.wd

This is unimproved property known as _____ _____.

This conveyance is subject to the following:

(1) Metropolitan property taxes for 1997, which Grantees assume and agree to pay.

(2) Matters shown on the Plan of Record in Book 6900, page 956, Register's Office for Davidson County, Tennessee.

(3) Terms, conditions, easements, rights and liens set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 7918, page 715, Register's Office for Davidson County, Tennessee.

(4) Declaration of Easements, Restrictive Covenants and Owner's Association of Smiley & Atchison Investments, Inc., of record in Book 7278, page 672, Register's Office for Davidson County, Tennessee.

(5) Communications Systems Right-of-Way and Easement Agreement of record in Book 6806, page 843, Register's Office for Davidson County, Tennessee.

(6) Abandonment of sewer easement in Book 10347, page 331, Register's Office for Davidson County, Tennessee.

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. Grantors do covenant with the said Grantees that they 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. Grantors further covenant and bind themselves, their heirs and assigns 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.

WITNESS our hands this 9th day of October, 1997.

JAMES C. BROWN

LOIS T. BROWN

"GRANTORS"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JAMES C. BROWN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of October, 1997.

James C. Dale III
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/25/98

JAMES C. DALE, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 LOIS T. BROWN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

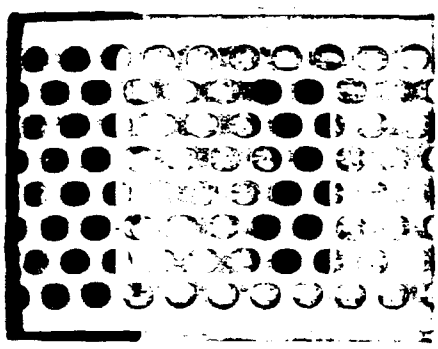
WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of October, 1997.

James C. Dale III
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/25/98

JAMES C. DALE, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

8411 10/09 0101 03CHECK 290.50



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

RECEIVED OF _____

FOR _____

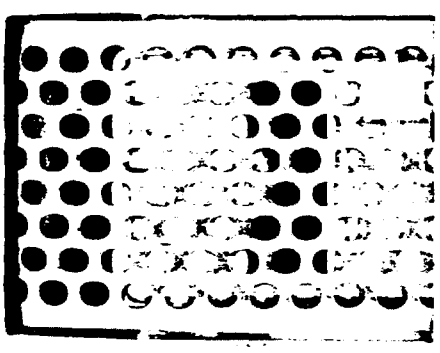
BOOK 10641 PG 213

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 12.00
TOTAL 290.50
CHECK 290.50
10/09/97 01 14:04 0001 8311

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0357572
IDENTIFICATION REFERENCE
97 OCT -9 PM 2:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1207637