BOOK 10823 PG 850

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 $85,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of March, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/25/98

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS:	MAP\PARCEL NO.:
RICHARD W. USELTON, ET UX P. O. Box 432 Goodlettsville, TN 37070	SAME	34-15-A-7.00CO

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, MAJOR ENTERPRISES, LLC, a Tennessee limited liability company, herein Grantor, has bargained and sold, and by these presents does 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:

Land in Davidson County, Tennessee, being Condominium Unit No. 7 as shown on Exhibit A to the Master Deed for Contractors Office & Storage Facility, Phase I Condominium, 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.

1275 03/05 0101 CASHIER 111.00

Being the same property conveyed to MAJOR ENTERPRISES, LLC by deed from RICHARD W. USELTON and wife, JANELLE M. USELTON of record in Book 9848, page 621, Register's Office for Davidson County, Tennessee.

98 MAR -5 AM 8:39
DAVIDSON COUNTY, TN.

0408125
IDENTIF. & REFERENCE

jim\uselton\realesta\majorent.wd

This is improved real property known as 1228 Northgate Business Parkway, Unit No. 7, Madison, Tennessee 37115.

This conveyance is subject to:

(1) Davidson County taxes for 1998, a lien, but not yet due and payable.

(2) Matters shown on the Plan of Record in Book 6900, page 889, Register's Office for Davidson County, Tennessee.

(3) Charter for Contractors Office & Storage Facility, Phase I Condominium Association, Inc., of record in Book 9795, page 121, R.O.D.C.

(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, R.O.D.C.

(5) Conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of record in Book 9794, page 173, Book 9794, page 194, R.O.D.C., and the By-Laws appended thereto of record in Book 9794, page 195, R.O.D.C.

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. Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds itself, its successors 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 its hand this 4th day of March, 1998.

MAJOR ENTERPRISES, LLC

BY: Robert D. Haley

ITS: Chief Manager

"GRANTOR"

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 Robert D. Haley, as Ch. Mg. of MAJOR ENTERPRISES, LLC, a Tennessee limited liability company, with whom I am personally acquainted, and as such Ch. Mg. acknowledged that he executed the within instrument for the purposes therein contained as Chief Mg.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of March, 1998.

James C. Dale III

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/25/98

jim\uselton\realesta\majorent.wd

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

RECEIVED OF _____

FOR _____

BOOK 10823 PG 852

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

DANT	85000.00
CON TX	314.50
PRFEE	1.00
MREED	3.00
TOTAL	318.50
CHECK	318.50

03/05/98 01 OFFICE 0001 1075

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0408125
IDENTIF. ◆ REFERENCE
98 MAR -5 AM 8:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1261703