BOOK 10873 PG 710

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 $245,000.00.

Donna Wood
AFFIANT

Subscribed and sworn to before me this 3rd day of April, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-18-99

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS:	MAP\PARCEL NO.:
Donna Joyce Wood 1611 Springfield Highway Goodlettsville, TN 37072	SAME	Tract I 7-00-162 & Tract II 7-00-168

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 all of which are hereby acknowledged, RICHARD W. USELTON and wife, JANELLE M. USELTON, herein Grantors, have bargained and sold, and by these presents do transfer and convey unto DONNA JOYCE WOOD, the Grantee herein, her heirs and assigns, land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property known as 1611 Springfield Highway, Goodlettsville, Tennessee 37072.

This conveyance is made subject to:

(1) 1998 taxes, which have been assumed by the Buyer.

(2) Restrictive Covenants contained in instrument of record in Book 7542, page 171, said Register's Office (as to Tract I).

(3) Subject to ingress and egress rights of others in easement of record in Book 7498, page 387, said Register's Office (as to Tract I).

(4) Subject to ingress and egress easement with maintenance and/or improvement obligations, across subject property, and rights of others to use of same as set out in Book 7542, page 169, said Register's Office (as to Tract I).

(5) Subject to ingress and egress rights of others to a family graveyard as mentioned in Book 7851, page 310, said Register's Office (as to Tract II).

(6) Right of Way Deed to State of Tennessee in Book 6131, page 583, said Register's Office (as to Tract II).

TO HAVE AND TO HOLD said property, together with any and all appurtenances thereunto belonging, unto the said DONNA JOYCE WOOD, Grantee, her heirs and assigns, in fee simple, forever. Grantors covenant with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomever.

WITNESS our hands this 2nd day of April, 1998.

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 2nd day of April, 1998.

James C. Dale III
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/25/98

EXHIBT A

TRACT I:

Land in Davidson County, Tennessee, being described as Tract II, according to a survey by Williams Surveying and Engineering, Tennessee License No. 1040, dated May 1, 1987, as follows:

Beginning at a point in the easterly right-of-way of U.S. Highway 41, approximately 394.6 feet south of the edge of Baker Station Road; thence along the easterly right-of-way of U. S. Highway 41, North 41°47'39" West, a distance of 74.60 feet to an iron pin set; thence South 83°52'56" East, a distance of 1504.65 feet to an iron pin set; thence South 05°06'40" West, a distance of 100.64 feet to an iron pin set; thence South 69°29'11" West, a distance of 729.55 feet to an iron pin set; thence South 02°30'56" West, a distance of 378.34 feet to an iron pin set; thence North 83°52'56" west, a distance of 776.12 feet to an iron pin set; said point being the point of beginning, containing 5.00 acres, more or less.

Included in this conveyance is a 50-foot easement for ingress and egress purposes over Tract III which is described n a Deed of record in Book 7488, page 387, Register's Office for Davidson County, Tennessee, which easement is for ingress and egress to Tracts I and II, as shown on an unrecorded survey by Williams Surveying and Engineering, Tennessee License No. 1040, dated May 1, 1987, said easement being more particularly described as follows:

Beginning at a point in the easterly right-of-way of U.S. Highway 41 approximately 1,069.09 feet south of the edge of Baker Station Road; thence North 32°09'09" East, a distance of 56.65 feet to an iron pin set; thence South 81°46'51" East, a distance of 311.95 feet to an iron pin set; thence North 69°29'11" East, a distance of 57.02 feet to an iron pin set; thence South 08°13'09" West, a distance of 77.96 feet to an iron pin set; thence North 81°46'51" West, a distance of 329.88 feet to an iron pin set; thence South 32°09'09" West, a distance of 37.78 feet to the beginning, containing 0.47 acres, more or less.

This conveyance is made subject to a 50-foot easement for ingress and egress purposes over the above described Tract No. II which easement is for ingress and egress to Tract I as shown on an unrecorded survey by Williams Surveying and Engineering, Tennessee License No. 1040, dated May 1, 1987, said easement being more particularly described as follows:

Beginning at a point in the easterly right-of-way of U.S. Highway 41 approximately 1069.09 feet south of the edge of Baker Station Road, thence North 41°47'39" West, a distance of 51.83 feet to an iron pin set; thence North 32°09'09" East, a distance of 56.64 feet to an iron pin set; thence South 81°46'51" East, a distance of 311.95 feet to an iron pin set; thence North 69°29'11" East, a distance of 57.02 feet to an iron pin set; thence South 08°13'09" West, a distance of 77.96 feet to an iron pin set; thence North 81°46'51" West, a distance of 329.88 feet to an iron pin set; thence South 32°09'09" West, a distance of 37.78 feet to the beginning, containing 0.47 acres, more or less.

This conveyance is further subject to the following restrictions: Any dwelling built on the above described premises shall contain at least 2,000 square feet living area, excluding garage, porches and carport.

Being the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton by deed from Tommy L. Cunningham, and wife, Patricia A. Cunningham, of record in Book 7542, page 169, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

Being a tract of land in the 10th Civil District of Davidson County, Tennessee, and being a portion of that property conveyed to B. B. Adamson, et ux, in Book 2044, page 251, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, R.L.S., TN Lic. No. 1465, dated May 4, 1989, as follows:

Beginning at an iron pin in the northwesterly margin of U.S. Hwy. 41, corner to Richard Uselton (Deed Book 7542, page 169, RODC, TN), said pin being the most southwesterly corner of said Adamson property; thence with said margin North 41°47'39" West, 74.60 feet to a set iron pin; thence leaving said margin South 83°52'56" East, 883.84 feet to a set iron pin; thence North 04°23'54" East, 224.95 feet to a set iron pin; thence South 83°47'42" East, 679.48 feet to a set iron pin; thence South 05°24'17" West, 274.02 feet to an existing iron pin, said pin being said Uselton's northwest corner, thence with Uselton's north line North 83°53'21" West, 1504.62 feet to the point of beginning, containing 5.25 acres, more or less.

INCLUDED in the above description but **EXCLUDED** from this conveyance is a small family grave yard, adjacent to the east property line, as shown on the survey referenced herein.

Being the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton by deed from Ethel May Adamson, a widow, of record in Book 7851, page 310, Register's Office for Davidson County, Tennessee.

6191 04/06 0101 03CHECK 923.50

98 APR -6 AM 11:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

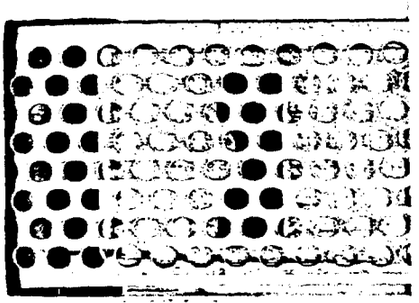
IDENTIF. & REFERENCE

04219341

PICK-UP

jim\uselton\realesta\wood.wd

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



RECEIVED OF _____

FOR _____

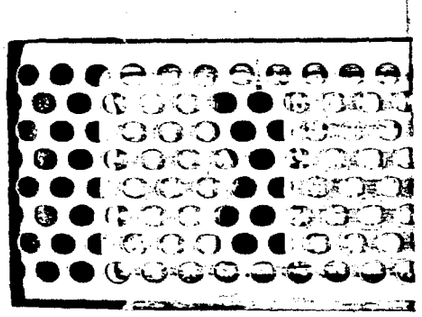
BOOK 10873 PG 714

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 245000.00	
			CON TX 906.50	
			PRFEE 1.00	
			WDEED 16.00	
			TOTAL 923.50	
			CHECK 923.50	

04/06/98 01 11:02 0001 4191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0421934
IDENTIF. # REFERENCE

98 APR -6 AM 11:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276434