WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 1998

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis M. McCrackin (NAME)	First Union Mortgage (NAME)	MAP 4
5491 Drye Run Road (ADDRESS)	1100 Corporate Center Dr (ADDRESS)	PARCEL 200
Joelton, Tennessee 37080 (CITY) (STATE) (ZIP)	Raleigh, N.C 27607 (CITY) (STATE) (ZIP)	

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. Randell W. Uselton and wife, Barbee G. Uselton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis M. McCrackin and wife, Laura J. McCrackin

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:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Randell W. Uselton and wife, Barbee G. Uselton by deed from Caudill Enterprises, a Tennessee Limited Partnership, adn Noble C. Caudill II, individually of record in Book 9628, page 491, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 8211, page 319, Book 9259, page 316, By-Laws of record in Book 8211, page 327; and Charter of record in Book 8211, page 333, said Register's Office.

Subject to Deeds of Conveyance to Metro Water and Sewage of record in Book 9207, Page 468, said Register's Office.

Subject to Deeds for Roadways to Coopertown Farms Homeowners' Association of record in Book 9259, page 332, and Book 9259 pages 336, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

98 JUL 16 AM 11:03

U46315

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 5491 Drye Run Road, Joelton, Tennessee 37080
(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 14th day of July, 1998

Randell W. Uselton

Barbee G. Uselton

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 Randell W. Uselton and wife, Barbee G. 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 Goodlettsville, Tennessee, this 14th day of July, 1998.

Commission expires _____

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires JAN. 27, 2001

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, execute 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_____.

My commission expires _____

_____
Notary Public

EXHIBIT A:

LAND lying in the Fourteenth Civil District of Davidson County, Tennessee, being more particularly described as follows:

TO find the point of beginning, start at the intersection of the northerly right-of-way (25 feet from the centerline) of Coopertown Road and with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334, page 839, Register's Office for Davidson County, Tennessee; thence, with said right-of-way, North 81 degrees 36 minutes 07 seconds West 396.96 feet to the beginning of a turn-in curve to the westerly margin of a 50 foot wide Easement for Ingress/Egress, Drainage and Utilities, said curve being concave to the northwest and having a radius of 25.00 feet; thence, with said curve and severing the property of Noble C. Caudill II, of record in Deed Book 8114, page 913, Register's Office for Davidson County, Tennessee, northeasterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; thence, continuing to sever said Caudill property with said westerly margin of said easement as follows: North 08 degrees 23 minutes 53 seconds East 508.00 feet to the beginning of a curve in said margin concave to the East and having a radius of 890.00 feet; thence, with said curve an arc distance of 674.69 feet through a central angle of 43 degrees 26 minutes 04 seconds to the point of tangency; thence, continuing with said margin, North 51 degrees 49 minutes 57 seconds East 62.18 feet to the beginning of a curve in said margin concave to the West and having a radius of 316.65 feet; thence, with said curve northerly an arc distance of 608.70 feet through a central angle of 110 degrees 08 minutes 25 seconds to the point of tangency; thence, continuing with said margin, North 58 degrees 18 minutes 28 seconds West 637.98 feet to an iron pin; the point of beginning; thence, leaving said margin and continuing to sever said Caudill property as follows: South 31 degrees 41 minutes 32 seconds West 709.88 feet to an iron pin; thence, North 55 degrees 40 minutes 10 seconds West 283.84 feet to an iron pin; thence, North 29 degrees 01 minutes 20 seconds West 100.00 feet to an iron pin; thence, North 40 degrees 33 minutes 09 seconds East 631.02 feet to an iron pin intercepting the cul-de-sac concave to the northeast and having a radius of 50.00 feet, southeasterly an arc distance of 43.87 feet through a central angle of 50 degrees 16 minutes 11 seconds to the beginning of a curve in said margin concave to the southwest and having a radius of 50.00 feet; thence, with said curve, southeasterly an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 35 seconds to the point of tangency; thence, with said margin, South 50 degrees 10 minutes 28 seconds East 199.72 feet to the beginning containing 5.15 acres, more or less.

BEING the same property conveyed to Randall W. Uselton and wife, Barbee G. Uselton, by Deed of Record in Book 9628, page 491, Register's Office for Davidson County, Tennessee.

4311 07/16 0101 03CHECK 1217.50

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

RECEIVED OF _____

FOR _____

BOOK 11023 PAGE 64

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 325000.00
CON TX 1202.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1217.50
CHECK 1217.50

07/16/98 01 11:05 0001 4311

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04631 50
IDENTIFICATION REFERENCE

98 JUL 16 AM 11:03

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1320002