BOOK 11112 PAGE 92

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Richard W. Uselton Janelle M. Uselton PO Box 432 Goodlettsville, TN 37070-0432	NEW OWNER	34-15-42
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **NORTHGATE BUSINESS PARK ASSOCIATES**, an Indiana limited partnership d/b/a Northgate Business Park Associates, L.P. ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **RICHARD W. USELTON** and **JANELLE M. USELTON** ("**Grantee**"), Grantee's heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $126,905.00.

Affiant

Subscribed and sworn to before me this 14th day of September, 1998.

Notary Public
My Commission Expires:

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

98 SEP 14 PM 3:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

CERTIF. & REFERENCE

04877795

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

3. Easement for public utilities and drainage of record in Book 8310, page 397, Register's Office for Davidson County, Tennessee.

4. Easement for sewer lines of record in Book 6991, page 806, Register's Office for Davidson County, Tennessee.

5. 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 7687, page 513, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's heirs and assigns against the lawful claims of all persons claiming by through or under Grantor.

Executed as of the 10th day of September, 1998.

NORTHGATE BUSINESS PARK ASSOCIATES,
an Indiana limited partnership d/b/a
NORTHGATE BUSINESS PARK ASSOCIATES, L.P.

By: Thomas C. Gibson
Thomas C. Gibson, Managing General Partner

This is unimproved property, known as Lot 14 Northgate Business Park, Nashville, Tennessee.

0505588.01
043560-071 09/09/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kathy Dean the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas C. Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be managing general partner of Northgate Business Park Associates, an Indiana Limited Partnership d/b/a Northgate Business Park Associates, L.P., the within named bargainor, a limited partnership, and that he as such managing general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as managing general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of September, 1998.

Kathy Dean
NOTARY PUBLIC

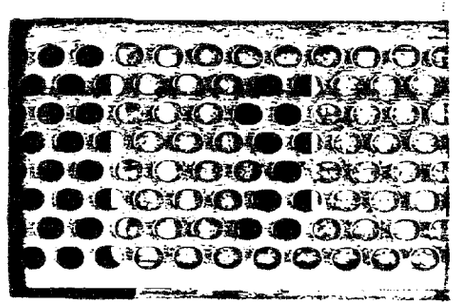
My Commission Expires: 11/28/98

0714 09/14 0101 03CHECK 488.55

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 14 as shown on the Final Plat of Northgate Business Park of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Northgate Business Park Associates, an Indiana Limited Partnership, by deed from Space Park Properties, Ltd. of record in Book 7491, page 509, said Register's Office.



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

RECEIVED OF _____

FOR _____

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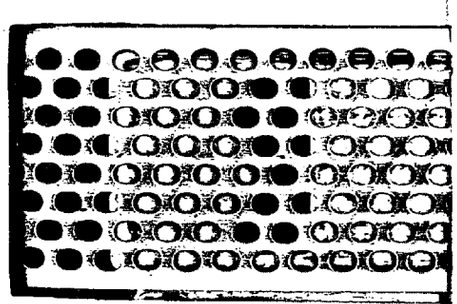
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 126905.00
CON TX 469.55
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 488.55
CHECK 488.55

08/14/98 01 15:58 0001 0714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0487795
IDENTIF. ↑ REFERENCE

98 SEP 14 PM 3:58

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

No. 1346105