Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard W. Uselton, et ux P. O. Box 432 Goodlettsville, TN 37070-0432	Same as New Owner	Map 7 Parcel 187 Field Book 10D 52525

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JEAN S. NICHOLAS, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto RICHARD W. USELTON and wife, JANELLE M. USELTON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a parcel of land in the First Precinct of the Tenth Councilmanic District of Davidson County, City of Goodlettsville, Tennessee and shown as part of Parcel 055 on Davidson County Property Map 7 and being described as tract one according to a survey by George C. Gregory, Registered land Surveyor No. 1331, dated February 28, 1997 and known as project no. 97-103, as follows:

BEGINNING at an existing concrete highway monument in the east margin of Baker Station Road, said point of beginning being northerly 195.93 feet, more or less, from the east margin of Springfield Highway (Dickerson Pike) (U. S. Highway 41) as measured along said east margin of Baker Sation Road and also being the northwest corner of property conveyed to Viola Krantz, of record in Deed Book 9693, page 763, Register's Office for Davidson County, Tennessee and shown as parcel 176 on Davidson County property Map 7 and also being the southwest corner of the parcel being described; thence N 25 deg. 13 min. 20 sec. W 102.03 feet with said east margin of Baker Station Road, to an existing concrete highway monument; thence N 16 deg. 54 min. 28 sec. W 215.61 feet continuing with said east margin of Baker Station Road to an iron pin set in survey, the southwest corner of tract two and the northwest corner of the parcel being described; thence N 58 deg. 44 min. 21 sec. E 514.16 feet to an iron pin set this survey at a point of change of direction in the north line of this parcel being described; thence N 61 deg. 27 min. 51 sec. E 548.11 feet to an iron pin set this survey at a point of change of direction in the north line of the parcel being described; thence N 42 deg. 42 min. 37 sec. E 459.80 feet to an iron pin set this survey at a point of change of direction in the north line of the parcel being described; thence S 66 deg. 16 min. 17 sec. E 736.08 feet to an existing iron pin, a rear corner to Lots 143 and 144 in Fox Chase Meadows subdivision, the southeast corner of tract two and also being the northeast corner of the parcel being described; thence S 03 deg. 15 min. 23 sec. W 359.30 feet with the rear line of Lots 144 and 145 to an existing iron pin at the base of a 48 in. Oak tree; thence S 11 deg. 44 min. 30 sec. E 73.55 feet with the rear line of Lots 145 and 146 to an existing iron pin (five feet southeast of a small tree and fence corner); thence N 54 deg. 45 min. 29 sec. W 891.78 feet with the north line of property conveyed to Jeffrey D. West by deed of record in Book 9860, page 552, Register's Office for Davidson County, Tennessee for 541.78 feet to an existing iron pin at a fence corner; thence with said Viola Krantz property and more or less with a fence as follows: S 42 deg. 42 min. 37 sec. W 279.63 feet to a point; S 61 deg. 27 min. 51 sec. W 300.25 feet to an existing iron pin; S 45 deg. 39 min. 00 sec. W 102.55 feet to an existing iron pin; S 61 deg. 16 min. 44 sec. W 240.50 feet to an existing iron pin; S 00 deg. 07 min. 03 sec. W 62.05 feet to an existing iron pin; S 42 deg. 51 min. 32 sec. W 483.66 feet to the point of beginning.

BEING the same property conveyed to Jean S. Nicholas by deed from Bobby Liles of record in Book 10931, page 633, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T. C.A. Sec. 26-2-307 or other similar statute.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2316 Baker Station Road, Goodlettsville, TN 37072.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney. The property will be subject to Greenbelt taxes, if and when the property is subdivided.

2. Subject to right of way conveyed to the State of Tennessee of record in Book 6131, page 582, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 5th day of November, 1998.

98 NOV -6 AM 11:13
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 05094179

"GRANTOR"

JEAN S. NICHOLAS

"GRANTEES"

RICHARD W. USELTON

JANELLE M. USELTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN S. NICHOLAS and RICHARD W. USELTON and wife, JANELLE M. USELTON, 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, at office, this the 5th day of November, 1998.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Sworn to and subscribed before me, this the 5th day of November, 1998.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

3748 11/06 0101 03CHECK 440.50

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

RECEIVED OF _____

FOR _____

BOOK 11193 PAGE 738

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	
				115000.00
			CON TX	425.50
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	440.50
			CHECK	440.50
11/06/98	01		11:13 0001	3748

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0509479
IDENTIF. & REFERENCE

98 NOV -6 AM 11:13
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1368879