BCASCA (IRH)

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

BOOK 11519 PG. 456

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Richard W. Uselton Janelle M. Uselton 919 Conference Drive Goodlettsville, Tennessee 37072	Same	Part of Map 26 Parcel 105

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **NORTH CREEK ASSOCIATES, LTD. LCC, L.P.**, a Tennessee limited partnership, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **RICHARD W. USELTON** and wife, **JANELLE M. USELTON** (the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's heirs and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all parties claiming by, through or under the Grantor, but not further or otherwise.

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.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 8th day of June, 1999.

NORTH CREEK ASSOCIATES, LTD. LCC, L. P.

By: AFPC Equity Investors, Ltd., General Partner

By: 222 Partners, Inc., General Partner

By: Robert E. Johnson Jr.

Its: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Robert E Lehman Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of 222 Partners, Inc., a Tennessee corporation, the general partner of AFPC Equity Investors, Ltd., L.P., a Tennessee limited partnership, which is the general partner of North Creek Associates, Ltd. LCC, L.P., a Tennessee limited partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of June, 1999.

Carol M. Mason
Notary Public

My Commission Expires:
9-23-2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $553,212.00.

Affiant

Subscribed and sworn to before me this 8th day of June, 1999.

Carol M. Mason
Notary Public

My Commission Expires: 9-23-2000

EXHIBIT A

Land in Davidson County, Tennessee, being Lots 1 and 2 as shown on the Final Plat, Conference Subdivision, of record in Book 11190, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lots.

Being part of the same property conveyed to North Creek Associates, Ltd., a Tennessee limited partnership, by deed from Roy C. Flowers, of record in Book 6782, page 335, Register's Office for Davidson County, Tennessee. North Creek Associates, Ltd. being now known as North Creek Associates, Ltd. LCC, L.P.

EXHIBIT B

1. Real Estate Taxes for 1999, a lien, but not yet due and payable, which have been prorated between the parties and shall be paid by Grantee.

2. All matters shown on the Plan, of record in Book 11190, page 90, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants and Owners Association for Northcreek Commons, Goodlettsville, Davidson County, Tennessee, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 7118, page 938, as amended by instruments, of record in Book 7245, page 958, Book 8195, page 337, and Book 9780, page 183, Register's Office for Davidson County, Tennessee.

4. Deed of Easement, of record in Book 6603, page 945, said Register's Office.

5. Communications Systems Right of Way and Easement Agreement, of record in Book 6799, page 423, said Register's Office.

6. Subject to the liens of any unpaid assessments and/or special assessments.

7. Rights of others in and to the common elements.

0597633
INDEXING & REFERENC
99 JUN -9 PM 12:39
DELL GARNETT REGISTER
DAVIDSON COUNTY, TN.
06/09 0101 03CHECK 2065.88

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11519 PG. 460

0597633

IDENTIF. & REFERENCE

99 JUN -9 PM 12:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			553212.00
		CON TX	2046.88
		PRFEE	1.00
		MDEED	16.00
		CFEE	2.00
		TOTAL	2065.88
		CHECK	2065.88
06/09/99	01	12:43	0001 7368

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471836