THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Instr:200007250073488 Page: 1 OF 3
REC'D FOR REC 07/25/2000 2:28:59PM
RECORD FEE: $15.00
T. TAX: $0.00 T. TAX: $425.50

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Wallace Mitchell 2862 Hwy. 41-S Springfield, TN 37172	Same as New Owner	Map 7 P/O Parcel 176 and P/O Parcel 187

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, RICHARD W. USELTON and wife, JANELLE M. USELTON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto WALLACE MITCHELL, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Final Plat of Janelle Manor of record as Instrument No. 200006210061768 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the said lot.

BEING a part of the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton, by deed from Jean S. Nicholas of record in Book 11193, page 735, said Register's Office and also a part of the same property conveyed to Richard W. Uselton by deed from Anthony H. Meyers and wife, Susan D. Meyers, of record in Book 11463, page 176, said Register's Office.

The foregoing description was prepared from a survey dated March 24, 2000, and known as Project No. 98-562, by Steven E. Artz, Registered Land Surveyor, No. 1708.

This is unimproved property in Davidson County, Tennessee.

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, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are 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. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTORS, when due. The GRANTORS will pay all Greenbelt taxes, if any, assessed against the said

property and will indemnify and hold harmless the GRANTEE from same.

2. Subject to any and all matters as they may appear on the plan of record as Instrument No. 200006210061768, said Register's Office.

3. Subject to an easement for a 50-foot joint access of record in Book 9694, page 763, said Register's Office.

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

5. Subject to Restrictive Covenants in the deed of record in Book 9694, page 763, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

THIS DEED is made as a part of a "Like Kind" Exchange under Section 1031 of the Internal Revenue Code for property known as 1912 Tinnin Road, Goodlettsville, Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

RICHARD W. USELTON

JANELLE M. USELTON

"GRANTEE"

WALLACE MITCHELL, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD W. USELTON and wife, JANELLE M. USELTON, and WALLACE MITCHELL, a single man, 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 24th day of July, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Wallace McKee
Affiant

Sworn to and subscribed before me, this the 24th day of July, 2000.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires December 6, 2001