Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Richard W. Uselton Janelle M. Uselton P.O. Box 432 Goodlettsville, TN 37070-0432	NEW OWNER	34-15-___
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 (the "**Property**") known as Lot No. 13 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.

This is unimproved 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.

Davidson County DEEDWARR
Recvd: 05/08/01 13:33 2pgs
Fees:11.00 Taxes:416.44

20010508-0047482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 112,550.00 .

Affiant

Subscribed and sworn to before me this 4th day of May, 2001.

Notary Public

My Commission Expires: 7/30/01

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

0719043.01
043560-071 05/04/2001

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

3. 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.

4. Easements of record in Book 8310, page 39 and Book 6991, page 806 said Register's Office.

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 4 day of May, 2001.

NORTHGATE BUSINESS PARK ASSOCIATES

By: _____
Thomas C. Gibson, Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Donald E. Knuffken, 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 4 day of May, 2001.

_____
NOTARY PUBLIC

My Commission Expires: 1-25-2003

DONALD E. KNUFFKEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0719043.01
043560-071 05/04/2001