Davidson County DEEDWARR
Recvd: 05/21/01 11:28 2pgs
Fees:11.00 Taxes:257.15
20010521-0052260

THIS INSTRUMENT PREPARED BY:

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

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Marvin D. Steelman, et ux 309 Singer Dr. Madison, Tn. 37115	Same as New Owner	Map 7 Parcel 176

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, joined by his wife, JANELLE M. USELTON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto MARVIN D. STEELMAN and wife, KATHERINE L. STEELMAN, 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:

Land in Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated August 10, 1993, revised October 3, 1994, as follows:

Beginning at a concrete highway monument in the northeasterly right of way line of Highway 41 at the intersection of the easterly margin of Baker Station Road, a corner to B.B. Adamson (Deed Book 2044, page 251); thence leaving said Highway and with the line of said Adamson for the next six calls as follows: North 42 deg. 51' 32" East 483.66 feet to an iron pin (old); thence North 00 deg. 07' 03" East 62.05 feet to an iron pin (old); thence North 61 deg. 16' 44" East 240.50 feet to an iron pin (old); thence North 45 deg. 39' 00" East 102.55 feet to an iron pin (old); thence North 61 deg. 27' 51" East 300.25 feet to an iron pin (old); thence North 42 deg. 42' 37" East 279.63 feet to an iron pin (old) in the line of said Adamson; thence South 54 deg. 45' 29" East 350.00 feet to an iron pin (new), a corner to Tract 4 this survey; thence with Tract 4 for the next three calls as follows: South 33 deg. 07' 52" West 221.69 feet to an iron pin (new); thence North 65 deg. 09' 29" West 175.00 feet to an iron pin (new); thence South 34 deg. 54' 12" West 549.05 feet to an iron pin (new) a corner to Tract 4 and in the line of Tract 1; thence with the line of Tract 1 for the next four calls as follows: North 78 deg. 32' 09" West 119.69 feet to an iron pin (old); thence South 88 deg. 15' 53" West 173.34 feet to an iron pin (old); thence South 76 deg. 19' 43" West 262.72 feet to an iron pin (old) by a large cedar tree; thence South 37 deg. 11' 54" West 321.29 feet to an iron pin (old) in the right-of-way line of said Highway 41; thence with said Highway, North 14 deg. 39' 27" West 83.32 feet to a concrete monument; thence continuing with said Highway, North 04 deg. 56' 47" East 30.60 feet to the beginning.

This conveyance is made subject to a joint 50-foot Access Easement which is expressly reserved in deed of record in Book 9694, page 763, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard W. Uselton by deed from Anthony H. Meyers and wife, Susan D. Myers, of record in Book 11463, page 476, Register's Office for Davidson County, Tennessee.

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 2300 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 we, the GRANTORS, do covenant with the said GRANTEES, 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 2001, 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 GRANTEES, when due.

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

3. Subject to a right of way easement of record in Book 6131, page 582, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: JANELLE M. USELTON, wife of RICHARD W. USELTON, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

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

"GRANTORS"

RICHARD W. USELTON

JANELLE M. USELTON

"GRANTEES"

MARVIN D. STEELMAN

KATHERINE L. STEELMAN

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 MARVIN D. STEELMAN and wife, KATHERINE L. STEELMAN, 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 17th day of May, 2001.

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 $69,500.00.

Affiant

Sworn to and subscribed before me, this the 17th day of May, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001