This instrument was prepared by:
Farrar & Holliman, Attorneys at Law,
P.O. Box 488, Carthage, TN 37030
based upon information provided by
Sellers/Grantors. The preparers of
this instrument make no warranties
as to title, ownership, the existence
of liens or encumbrances, tax
liabilities, zoning ordinances,
boundary lines, or any other
representations relative to the
property described herein.

MAP 7
GROUP
PARCEL to be assigned

Davidson County DEEDWARR
Recvd: 07/31/01 14:50 3pgs
Fees:18.00 Taxes:347.31
20010731-0081107

WARRANTY DEED

For and in consideration of the sum of **NINETY THREE THOUSAND EIGHT HUNDRED SIXTY SEVEN DOLLARS AND 50/100 ($93,867.50)**, cash in hand paid, the receipt which is hereby acknowledged, **GOURLEY & ASSOCIATES, L.L.C., a Tennessee Limited Liability Company**, have this day bargained and sold, and by these presents do hereby transfer and convey unto **RICHARD USELTON AND WIFE, JANELLE USELTON**, their heirs and assigns, a certain tract or parcel of land located in the Second (2nd) Civil District of Davidson County, Tennessee, and more particularly described as follows:

TINNIN ROAD ESTATES - TRACT #5 - BEING located in the 2nd Civil District, Davidson County, Tennessee, on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, Page 110, Register's Office, Davidson County, Tennessee. See Tax Map 7, Parcel 078, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Tinnin Road, same being the southeast corner of this tract and the northeast corner of Clarence Ashburn; thence leaving road with line of Ashburn North 88 degrees 03 minutes 36 seconds West 193.44 feet to an angle iron; thence with line of Randall L. Toney and Charles F. Toney North 86 degrees 59 minutes 17 seconds West 406.30 feet to n iron rod at a post; thence with line of Anne E. Carnahan North 86 degrees 38 minutes 17 seconds West 267.42 feet to an iron rod at a post; thence with line of Tract #6 of Tinnin Road Estates (5.47 acres as per survey of same date) North 06 degrees 46 minutes 20 seconds West 234.85 feet to an iron rod; thence North 86 degrees 43 minutes 11 seconds East 732.36 feet to an iron rod in the west margin of Tinnin Road; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 18 degrees 26 minutes 53 seconds, a radius of 979.93 feet, a tangent length of 159.14 feet, and a chord of South 25 degrees 53 minutes 34 seconds East 314.16 feet; thence along said curve an arc length of 315.52 feet; thence South 35 degrees 07 minutes 01 second East 44.10 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated June 6, 2001.

A small cemetery exists on the above described tract with right of ingress and egress.

TINNIN ROAD ESTATES - TRACT #16 - BEING located in the 2nd Civil District, Davidson County, Tennessee, on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, Page 110, Register's Office, Davidson County, Tennessee. See Tax Map 7, Parcel 078, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Tinnin Road, same being the northeast corner of this tract and the southeast corner of Ruth Ann Pursley; thence with said margin along a curve proceeding clockwise, having a deflection angle of 06 degrees 22 minutes 10 seconds, a radius of 1687.11 feet, a tangent length of 93.87 feet, and a chord of South 13 degrees 39 minutes 52 seconds East 187.46 feet; thence along said curve an arc length of 187.55 feet to an iron rod in said margin; thence leaving road with line of Tract #15 of Tinnin Road Estates (5.01 acres as per survey of same date) North 84 degrees 37 minutes 42 seconds West 1211.29 feet to an iron rod; thence with line of Tract #14 of Tinnin Road Estates (5.01 acres as per survey of same date) North 26 degrees 39 minutes 50 seconds West 206.34 feet to an iron rod; thence with line of James Michael Shepard South 84 degrees 04 minutes 22 seconds East 390.62 feet to an iron rod; thence with line of Shepard and Ruth Ann Pursley South 85 degrees 45 minutes 53 seconds East 561.08 feet to an iron rod; thence continuing with line of Pursley South 83 degrees 41 minutes 18 seconds East 308.07 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated June 6, 2001.

A T.V.A. power transmission easement crosses the northeast portion of the above described tract. See plat for further details.

Being a portion of the property conveyed to Gourley & Associates, LLC by deed from Ernest R. Harper and wife, Valerie A. Harper, dated November 27, 2000, being of record at Instrument No. 20001129-0117021, Register's Office of Davidson County, Tennessee. Further being a portion of the property conveyed to Gourley & Associates, LLC by deed from Equitable Trust Company, Trustee of the Trust created by the Will of William C. Cockrill and Ben Franklin Cockrill, III and George H. Cate, Jr. Co. Trustees of the Trust created by the Will of Charles Vernon Cockrill, dated March 11, 1999, being of record in Deed Book 11399, Page 110, Register's Office of Davidson County, Tennessee.

This property is being conveyed subject to all easements, zoning and planning ordinances, health department regulations, set back lines and any platted and\or recorded easements and restrictions which are recorded as Instrument No. 20010731-00 81104, Register's Office of 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 **RICHARD USELTON AND WIFE, JANELLE USELTON**, their heirs and assigns, forever.

The undersigned covenants with the said **RICHARD USELTON AND WIFE, JANELLE USELTON**, that it is lawfully seized and possessed of

said land in fee simple; that it has a good and lawful right to sell and convey it, and the same is unencumbered.

And it does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said tract or parcel of land to the said **RICHARD USELTON AND WIFE, JANELLE USELTON**, their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession date of deed. 2001 Property taxes to be prorated.

Witness my hand this 12 day of July, 2001.

GOURLEY & ASSOCIATES, L.L.C.

BY: Ronald W. Gourley - Chief Mgr.
RONALD W. GOURLEY, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, Ronald W. Gourley, Chief Manager of Gourley & Associates, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Chief Manager of 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 12 day of July, 2001.

NOTARY PUBLIC

My Commission Expires:
9-13-2004

Send 2002 tax bill to:
RICHARD USELTON AND WIFE, JANELLE USELTON
2161 Tinnin Rd
Goodlettsville TN 37072

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $93867.50.

AFFIANT

Sworn and subscribed to me this
12th day of July, 2001.

NOTARY PUBLIC

My commission expires:
9-13-2004