WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE FEB 2 8 2002

Notary Public

MY COMMISSION EXPIRES: 7/24/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLOSING & TITLE SERVICES, INC. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1855

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brock E. Marion Sr.	SAME	P/O 7-78
(NAME)	(NAME)	
2402 SW 132nd Way		
(ADDRESS)	(ADDRESS)	
Davie FL 33325		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard Uselton, and wife Janelle Uselton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brock E. Marion, Sr. and wife, Keri A. Marion HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Davidson County DEEDWARR
Recvd: 03/06/02 12:59 2pgs
Fees:13.00 Taxes:185.00
20020306-0028138

See Attached Exhibit A

This is unimproved property, known as Tract 16 Tinnin Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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.

Witness this FEB 2 8 2002

RICHARD USELTON

JANELLE USELTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Richard Uselton, and wife Janelle Uselton, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Davidson executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this. FEB 2 8 2002

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004

EXHIBIT "A"

TINNIN ROAD ESTATES - TRACT #16 - BEING located in the 2nd Civil District of 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, TN 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 same property conveyed to Richard Uselton and wife, Janelle Uselton by deed of record in Instrument No. 20010731-0081107, Register's Office for Davidson County, Tennessee.