Davidson County DEEDQC
Recvd: 06/26/03 07:57 3pgs
Fees:17.00 Taxes:0.00
20030626-0087669

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Magnolia Properties, LLC 842 Conference Drive Goodlettsville, TN 37072	Same as New Owner	Map 7 Parcels 200 & 201

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between RICHARD W. USELTON and wife, JANELLE M. USELTON, hereinafter referred to as the "GRANTORS", and MAGNOLIA PROPERTIES, L.L.C., a Tennessee Limited Liability Company, hereinafter referred to as the "GRANTEE";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RICHARD W. USELTON and wife, JANELLE M. USELTON, the GRANTORS, have this day bargained, sold and quitclaimed unto MAGNOLIA PROPERTIES, L.L.C., a Tennessee Limited Liability Company, the GRANTEE, its successors or assigns, all of the GRANTORS' right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

BEING all of that property set forth and described on the Plan of Uselton Subdivision, shown as a Re-plat of the said property, except for the properties shown as Lots 1 and 2 of the Wilford Bailey Property, First Revision of record in Book 11700, page 149, RODCT, (Map 7-14, Parcel 193), as shown on the said plat of record in Instrument No. 20030602-0074488, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton, by deed from Wallace Mitchell, a single man, of record in Instrument No. 20000725-0073489, said Register's Office, and by deed from Dale M. Kimbrough and wife, Donna G. Kimbrough, of record in Instrument No. 20000202-0011023, said Register's Office.

This is unimproved property known as 1910 Tinnin Rd. and 1914 Tinnin Rd., Goodlettsville, TN 37072.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the _____ day of June, 2003.

GRANTORS:

RICHARD W. USELTON

JANELLE M. USELTON

GRANTEE:

Magnolia Properties, L.L.C.

By: _____
RICHARD W. USELTON, Chief Manager

By: _____
ROBERT M. MEADOWS, Secretary

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, 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 and official seal this the 18 day of June, 2003.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared RICHARD W. USELTON, with whom I am personally acquainted and who acknowledged himself to be the Chief Manager of Magnolia Properties, L.L.C., the bargainor, a limited liability company, and as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and official seal, this the 18 day of June, 2003.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT M. MEADOWS, with whom I am personally acquainted and who acknowledged himself to be the Secretary of Magnolia Properties, L.L.C., the bargainor, a limited liability company, and as such Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as Secretary.

WITNESS my hand and official seal, this the 18 day of June, 2003.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 18 day of June, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC
AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005