Davidson County DEEDWARR
Recvd: 10/01/03 09:59 3pgs
Fees:18.00 Taxes:192.40

20031001-0144666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

03-3280

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5[illegible]

Thomas Mac Newb[illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 2003

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 4/10/2006

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Mac Newbern	OWNER	7
(NAME) 200 Church Street	(NAME)	206
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsv.lle, TN 37072	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 Thomas Mac Newbern

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:

See exhibit A attached hereto and made a part hereof.

This is unimproved property known as Tract 5, Tinnin 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 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 their hand s this 25th day of September, 2003.

Richard Uselton

Janelle Uselton

03-3280

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Richard Uselton the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 25th day of September, 2003.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, 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 they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 25th day of September, 2003.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

File No.: 03-3280

ATTACHMENT

A certain tract or parcel of land located in the 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 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 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 an 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 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 counterclockwise, having a deflection angle of 18 degrees 26 minutes 53 3 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 315.52 feet; thence South 35 degrees 07 minutes 01 seconds East 44.10 feet to the point of beginning, according to a survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, 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.

BEING the same property conveyed to Richard Uselton and wife, Janelle Uselton by deed from Gourley & Associates, LLC, filed of record in Instrument No. 20010731-0081107, Register's Office for Davidson County, Tennessee.