WARRANTY DEED 3770 PG 057

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Purity Dairies, Inc. (NAME)	Purity Dairies, Inc. (NAME)	Map 95-6-104
360 Murfreesboro Rd. (STREET ADDRESS OR ROUTE NUMBER)	360 Murfreesboro Rd. (STREET ADDRESS)	Parcel 30-16410
Nashville, Tenn. 37210 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37210 (CITY) (ZONE) (STATE)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid by PURITY DAIRIES, INC., a Tennessee corporation having its office and principal place of business located in Nashville, Davidson County, Tennessee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert F. Niederhauser, the surviving partner of a partnership composed of Ernest R. Niederhauser, deceased, and Robert F. Niederhauser, doing business as Swiss Farm Dairy, and Adelaide Niederhauser, widow and sole devisee of Ernest R. Niederhauser, deceased, have this day bargained and sold and by these presents do transfer and convey unto the said PURITY DAIRIES, INC., its successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows:

Land in the Third Civil District of Davidson County, Tennessee, being known as Lot No. 2 on the map of Helm's unrecorded Subdivision, being parts of Lots Nos. 98 and 109 on the map of Bluefields, of record in Book 843, page 34, Register's Office for said County, and described as follows:

BEGINNING at a post at the Southeast corner of the tract herein conveyed, in the North line of a 2-foot reserved strip shown on Bluefields Subdivision, of record in Book 843, page 34, said Register's Office, being the Southwest corner of the property conveyed to Edward Niederhauser and wife, by deed of record in Book 1760, page 470, said Register's Office, said point likewise being 300 feet North 55 degrees 45' East from the original southerly corner of Lots Nos. 98 and 99 of Bluefields Subdivision; thence S. 55 degrees 45' W. 300 feet to a stake, being a 4x4 inch painted post, the corner of said Lots Nos. 98 and 109 Bluefields Subdivision, also a corner of Lots 2 and 3 of said Helm's Subdivision; thence with the line between Lots 2 and 3 of said Helm's Subdivision, N. 31 degrees 5' W. 381.5 feet to a stake, a corner of Lot 1 of said Helm's Subdivision; thence with the line between Lots 1 and 2 of said Helm's Subdivision, crossing the line between Lots Nos. 98 and 109 of Bluefields

THIS INSTRUMENT PREPARED BY:
CHARLES [illegible], Atty.
18th Floor, Third National Bank Building
Nashville, Tennessee 37219

Mail to

Subdivision, North 66 degrees East 367.2 feet more or less to a stone in the West line of said Niederhauser tract; thence with Niederhauser's West line S. 19 degrees 40' E. 344 feet to the point of beginning.

Also the right to the use of the 20-foot road running along the West line of the Niederhauser tract hereinabove referred to, from the Northeast corner of the land herein described to the South margin of Spring Valley Road.

BEING THE same property conveyed to Swiss Farm Dairy, a partnership composed of Ernest R. Niederhauser and Robert F. Niederhauser, by deed from Minnie B. Helms Herald, of record in Book 2098, page 465, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the restrictions contained in the instrument recorded December 2, 1933, in Book 928, page 426, and the restrictions in the instrument recorded August 1, 1945, in Book 1341, page 374, Register's Office for Davidson County, Tennessee.

This is unimproved property and is parcel 30-16410 on Map 95-8-104.

The said Ernest R. Niederhauser, deceased, by last will and testament, executed July 2, 1967, and probated on October 10, 1969, which appears in Will Book 95, page 85, Probate Court of Davidson County, Tennessee, devised to Adelaide Niederhauser, his widow, all of the property which he owned at his death, real, personal and otherwise, and Adelaide Niederhauser joins in this conveyance for the purpose of conveying any and all interest of the said Ernest R. Niederhauser in the real property at the time of his death and any and all interest in the above described real property which passed to her by virtue of the last will and testament of the late Ernest R. Niederhauser.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said PURITY DAIRIES, INC., its successors and assigns, forever.

And we, Robert F. Niederhauser and Adelaide Niederhauser do covenant with the said PURITY DAIRIES, INC. that the partnership composed of Ernest R. Niederhauser, deceased and Robert F. Niederhauser, was lawfully seized and possessed of said land in fee simple, and that the said Robert F. Niederhauser and Adelaide Niederhauser are now lawfully seized and possessed of said land in fee simple; have a good right to convey it; and that the same is unencumbered.

Robert F. Niederhauser and Adelaide Niederhauser do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said PURITY DAIRIES, INC., its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of Nov., 1973.

Robert F. Niederhauser

Adelaide Niederhauser

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 Robert F. Niederhauser and Adelaide Niederhauser, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of Nov., 1973.

T. Miles Egerton
Notary Public

My Commission expires: 7-29-74.

BOOK 4770 PAGE 670

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

I, Robert F. Niederhauser, hereby swear that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert F. Niederhauser

Robert F. Niederhauser, Affiant

Subscribed and sworn to before me

this 30 day of Nov.,

1973.

T. Miles Ezell

Notary Public

My Commission expires:

7-29-74

T. MILES EZELL, JR. NOTARY PUBLIC DAVIDSON COUNTY

C 34503

IDENTIF. REFERENCE

DEC 7 3 21 PM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DEC-7[illegible]	CONV	*1,600.00			
DEC-7[illegible]S'TAX			A*	4.16	
DEC-7[illegible]PRFEE			A*	.50	
DEC-7[illegible]	W'DEED		A*	8.00	* 12.66