Mail

Name and Address of Owners:
Southern Belle Dairy Co., Inc.
607 Bourne Avenue
Somerset, KY 42501

Prepared By:
Blankenship and Blankenship
815 South Church Street
Murfreesboro, TN 37130

Send Tax Bills to:
Southern Belle Dairy Co., Inc.
607 Bourne Avenue
Somerset, KY 42501

Map and Parcel Nos.:
043-01-0-007-00
and
043-01-0-008-00

6559 10/13 0101 03CHECK 587.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, ELSTON W. YOUNGBLOOD and wife, LONA T. YOUNGBLOOD, hereinafter called the Grantors, our heirs and assigns, have this day bargained and sold and by these presents do hereby transfer and convey to SOUTHERN BELLE DAIRY COMPANY, INC., a Kentucky corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:

BEING Lot No. 31 on the Map of Bransford Realty Company's Amqui Subdivision as of record in Book 421, pages 38 and 39, Register's Office for Davidson County, Tennessee.

Beginning in the center of Campbell Road, formerly Fanning Driveway, at the corner of Lots Nos. 30 and 31; thence with the line between said two lots southward 468 feet to the northerly margin of Amqui Road, thence with said road eastwardly 181 feet to the westerly margin of an unnamed road; thence with said road north 11 and 1/4 degrees east 481.8 feet to the center of Campbell Road; thence with the center of said road westwardly 244 feet to the beginning, containing 2.28 acres more or less.

TRACT NO. 2:

BEING Lot No. 30 on the map of Bransford Realty Company's Amqui Subdivision, the plan of which is of record in Book 421, pages 38 and 39, Register's Office for Davidson County, Tennessee, and more accurately described as follows:

Beginning at a stone in the center of Fanning Driveway, the common corner of Lots Nos. 30 and 31 in said plan; running thence westwardly along the center of said driveway 190 feet to the common corner of Lots Nos. 29 and 30 in said plan; thence at right angles southwardly

along the east margin of Lot No. 39, 486 feet to the southeast corner of Lot No. 29; thence south 85 and 1/2 degrees, east 190 feet to the southeast corner of Lot No. 31, thence northwardly 468 feet along the west line of said Lot No. 31 to the beginning, containing 2.08 acres, more or less.

Included in the above description of Lot No. 30 but excluded from this conveyance is that portion of Lot No. 30 conveyed to H. Powell Winn by Deed of Correction from Elston W. Youngblood and wife, Lona T. Youngblood, of record in Book 3578, page 81, Register's Office for Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being the westerly 100 feet of Lot No. 30 on the Map of Bransford Realty Company's Amqui Subdivision, of record in Book 421, pages 38 and 39, Register's Office for Davidson County, Tennessee, described in accordance with a survey made April 29, 1961, by Clyde D. Anderson, Surveyor, as follows:

Beginning at a point in the southerly margin of Campbell Road, being a common corner of Lots Nos. 29 and 30 in said plan; thence south 2°58' west 462 feet to a point; thence south 86°08' east 95.6 feet to a point; thence north 3°30' east 466 feet to a point in the southerly margin of said Campbell Road; thence north 86°08' west along said margin 100 feet to the beginning.

Grantors hereby convey to Grantee all of their right title and interest in and to that easement reserved in said conveyance to H. Powell Winn and described in said Deed of Correction of record in Book 3578, page 81, Register's Office for Davidson County, Tennessee, as follows:

A 5-foot easement upon the property herein conveyed, in the rear of the property on the easterly line, adjacent to the westerly wall of a barn on the grantor's property, for the purpose of going upon grantee's property while making any repairs or carrying out any maintenance on said barn, so long as said barn exists.

The property conveyed herein to Southern Belle Dairy Company, Inc., is a portion of the same property conveyed to Elston W. Youngblood and wife, Lona T. Youngblood, by deed from Willis Arnold and wife, Margie F. Arnold, of record in Book 2149, page 145, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for sanitary sewer and/or storm drainage of record in Book 6370, page 649, Register's Office for Davidson County, Tennessee, and to those portions of the premises embraced within bounds of any creeks and/or roads or highways.

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, its successors and assigns, forever.

We do covenant with the said Grantee that we are lawfully seized and possessed of said parcel of real estate, have a good right to convey it, and the same is unencumbered, except for the

lien of 1988 real property taxes, which taxes are to be prorated between the parties herein and which Grantor agrees to pay, and except as otherwise set out herein.

We do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 13 day of October, 1988.

Elston W. Youngblood
ELSTON W. YOUNGBLOOD

Lona T. Youngblood
LONA T. YOUNGBLOOD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ELSTON W. YOUNGBLOOD and wife, LONA T. YOUNGBLOOD, 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 Nashville, Tennessee, this 13 day of October, 1988.

Notary Public

My commission expires: 2-14-89

A F F I D A V I T

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 13 day of October, 1988.

Notary Public

My commission expires: 2-14-89

Oct 13 12 42 PM '88

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OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7676 PAGE 849

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 175000.00
CON TX 577.50
PRFEE 0.50
WDEED 9.00
TOTAL 587.00
CHECK 587.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/13/88 01 12:46 0001 6559

75839

OCT 13 12 42 PM '88

FELIX Z. WILSON, II REGISTER

No. 143357