THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 9844 PG 731

ADDRESS NEW OWNER:

CARL DENVER KRANTZ AND BRYANT D. GUY
P.O. Box 547
Goodlettsville, Tn 37070

SEND TAX BILLS TO:

SAME

95 NOV -1 AM 8:3
FELIX Z. PHILLIPS REGISTER
DAVIDSON COUNTY, TN.

MAP/PARCEL NUMBER:

MAP 40, P.O. PARCEL 198

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $36,000.00.

AFFIANT

Subscribed and sworn to me, this the 27 day of OCTOBER, 1995.

Notary Public
My commission expires: 5-11-96

DENISE C. ALLEN NOTARY PUELIC AT LARGE SUMNER TENNESSEE

0118080

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, COUNTRY MAID FARMS, INC., A TENNESSEE CORPORATION, hereinafter referred to as GRANTOR, has this day bargained and sold, and do hereby transfer and convey unto the said CARL DENVER KRANTZ AND BRYANT D. GUY, hereinafter referred to as GRANTEES, THEIR successors and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is UNIMPROVED property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors and assigns forever, GRANTOR covenants that it islawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

GRANTOR further covenants and binds ITSELF, ITS SUCCESSORS and REPRESENTATIVES, to warrant and forever defend the title to said GRANTEES, THEIR successors and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 27 day of OCTOBER, 1995.

COUNTRY MAID FARMS, INC., A TENNESSEE CORPORATION

by: William H. Thompson Jr. President

WILLIAM H. THOMPSON, JR., PRESIDENT

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Before me, DENISE C. ALLIS, a Notary Public in and for said County and State, personally appeared WILLIAM H. THOMPSON, JR., with whom I am personally acquainted (or who proved upon satisfactory evidence), and who, upon oath, acknowledged himself to be PRESIDENT of COUNTRY MAID FARMS, INC., the within named bargainor, a corporation, and that he as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such PRESIDENT.

WITNESS my hand and official seal, at office, in MADISON, TN, this the 27TH day of OCTOBER, 1995.

Denise C. Allis

Notary Public

My commission expires: 5-11-96

DENISE C ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

EXHIBIT 'A'

Land in the First Councilmanic District, Second Civil District of Davidson County, Tennessee, being Lots No. 9 and 10 on the Plan of the Mill Stream Subdivision, which plan is of record in Plat Book 7900, page 992, Register's Office for Davidson County, Tennessee. Reference is hereby made to said plan for a more complete and accurate legal description.

Being a portion the same property conveyed to Country Maid Farms, Inc., a Tennessee corporation, by Warranty Deed from William H. Thompson, Jr., of record in Book 9591, page 713, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1996 and all future years.

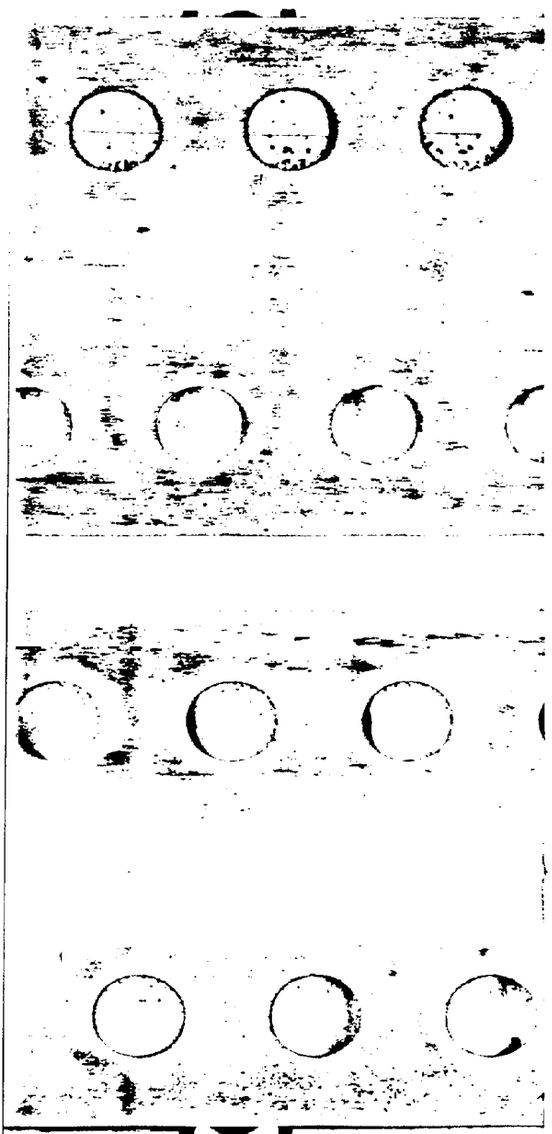
2. All matters as set forth on the Plan of record in Book 7900, page 992, Register's Office for Davidson County, Tennessee, which Plan includes an Owner's Certificate, an easement for a functional right-of-way, a scenic landscape easement, a easement for a creek channel and a 20-foot sanitary sewer easement, minimum building setback lines as may be imposed by Metropolitan Zoning Ordinance and including any and all other notes and restrictions as set forth therein.

3. Easement for the natural flow of a creek.

4. Restrictive covenants as contained in instrument of record in Book 9526, page 954, said Register's Office.

5. A portion of said property is in a flood plain.

3098 11/01 0101 03CHECK 146.20



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

RECEIVED OF _____

FOR _____

BOOK 9844 PG 737

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	36000.00
			CON TX	133.20
			PRFEE	1.00
			WDEED	12.00
			TOTAL	146.20
			CHECK	146.20
11/01/95	01		08:36 0001	3098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0118080
IDENTIFICATION REFERENCE

95 NOV -1 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 971739