10104

BOOK 10104 PG 814

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

MAIL ENV

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 25th day of **June, 1996.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, COUNTRY MAID FARMS, INC., A TENNESSEE CORPORATION, herein referred to as Grantor. has this day bargained and sold and does hereby transfer and convey unto the said VIRGIL RAY, herein referred to as Grantee, his/her successors, heirs and assigns, certain real estate in DAVIDSON, County, State of 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 heren by reference.

This is improved property known as LOTS 1, 2, 3, 4, 5, 6, 7, 8,11.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her heirs, successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is/are lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto.

Grantor further covenants and binds himself/herself/themselves, its heirs and representatives, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

WILLIAM H. THOMPSON
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9698 07/01/1998 03:08:ECK 407.00

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared **WILLIAM H. THOMPSON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **PRESIDENT** of **COUNTRY MAID FARMS, INC.**, the within named bargainor, a corporation, and that he/she as such **PRESIDENT**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **PRESIDENT**.

Witness my hand and seal, at office in **MADISON**, **this the 25th** day of **June, 1996.**

Notary Public

My Commission Expires: 5-25-2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

Name and Address of Property Owner:

VIRGIL RAY

Property Address:

LOTS 1, 2, 3, 4, 5, 6, 7, 8,11

Person Responsible for Taxes:

SAME

MADISON

Parcel #: MAP 40, PAR(S) 186, 187, 188, 189, 190, 191, 192, 193 AND 196

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$120,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Virgil Ray
Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **June, 1996.**

C. Allis
Notary Public

My Commission Expires: 5-28-2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in the First Councilmanic District, the Second Civil District of Davidson County, Tennessee, being Lots No. 1, 2, 3, 4, 5, 6, 7, 8 and 11 on the Plan of Mill Stream Subdivision, which plan is of record in Plat Book 7900, page 992, Register's Office for Davidson County, Tennessee. Reference is made to said plan for a more complete and accurate legal description of said lots.

Being the same property conveyed to COUNTRY MAID FARMS, INC. by Deed from WILLIAM H. THOMPSON, of record in Book 9591, page 713, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 40, PARCELS 186, 187, 188, 189, 190, 191, 192, 193, 196 - $229.25 per lot).

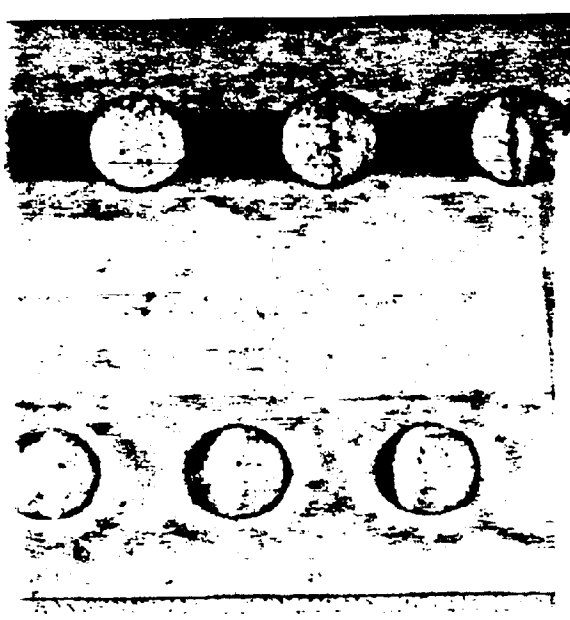
2. All matters set forth on the Plan of record in Book 7900, page 992, Register's Office for Davidson County, Tennessee, which plan shows an Owner's Certificate, an easement for a functional right-of-way, a scenic landscape easement, an easement for a creek channel and a 20-foot sanitary sewer easement, the 100-year flood plain, 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.

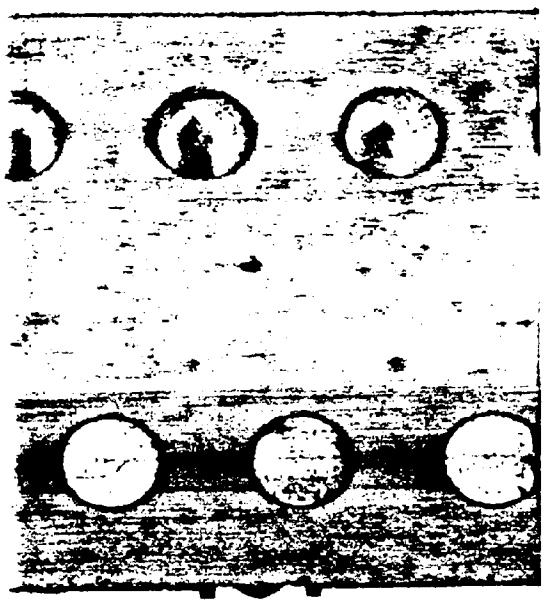
3. Easement for the natural flow of a creek.

4. Restrictive covenants as contained in instrument of record in Book 9526, page 954, as amended in Book 10084, page 691, said Register's Office.

5. Deed of Conveyance of Water Lines to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9988, page 856, said Register's Office.

6. Deed of Conveyance of Sewer Lines to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9988, page 848, said Register's Office.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10104 PG 817

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	
				120000.00
			CON TX	444.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	457.00
			CHECK	457.00
07/01/98	01	11:19	0001	9692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198483
RECEIVED FOR REFERENCE

98 JUL -1 AM 11:17

REGISTER
DAVIDSON CNTY, TN.

No. 1057434