Mail

This instrument was prepared by:
George R. Fusner, Jr.
Attorney-Mediator
415 Fourth Avenue South
Nashville, TN 37201

BOOK 10996 PAGE 646

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Little Folks Farms, LLC	To Owner	Map 181
6311 Pettus Road		Parcel 213
Antioch, TN 37013		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-. This transfer is made pursuant to a plan of reorganization of the Grantor and pursuant to T.C.A. 67-4-409(e) is exempt from Recordation tax.

Affiant

Subscribed and sworn to before me, this 17 day of June, 1998.

My Commission Expires: 3-23-2002 Notary Public

GEORGE R. FUSNER, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 consideration, the receipt and sufficiency of which is hereby acknowledged, **LITTLE FOLKS FARMS, INC.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **LITTLE FOLKS FARMS, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, (the "Property") as described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 6311 Pettus Road, Antioch, Tennessee 37013.

This conveyance is subject to all subdivision restrictions, building lines and easements of record including without limitation those instruments and items shown on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out on Exhibit B; and Grantor does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to

said Property to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this 24 day of June, 1998.

GRANTOR

LITTLE FOLKS FARMS, INC.
A Tennessee Corporation

By: _____
Bruce V. Wesnofske
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public, appeared Bruce V. Wesnofske, to me personally known, who, being by me duly sworn, did say that he is President of Little Folks Farms, Inc., a Tennessee corporation, and that the instrument was signed on behalf of Little Folks Farms, Inc., for the purposes therein contained, and Bruce V. Wesnofske, acknowledged the instrument to be the free act and deed of Little Folks Farms, Inc.

Witness my hand and seal, this 24 day of June, 1998.

My Commission Expires: 3-23-2002

_____
Notary Public

0456317
IDENTIF. ➔ REFERENCE
98 JUN 29 PM 2:38
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7031 06/29 0101 03CHECK 16.00

EXHIBIT A
TO
WARRANTY DEED
BY AND BETWEEN
LITTLE FOLKS FARMS, INC.
AND
LITTLE FOLKS FARMS, LLC

PROPERTY CONVEYED

Land in the Davidson County, Tennessee and being described according to a survey by J. Bruce. Rainey, Surveyor, #823 dated July 13, 1993 and known as Job no: 930091 more particularly described as follows:

Beginning at an iron pin in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being 2505.66 feet northerly as measured along the centerline of said 50 foot ingress-egress and utility easement from the northerly margin of Pettus Road; thence leaving the center of said 50 foot joint use ingress-egress and utility easement and with the northerly line of Tract No. 13 of the J. D. Stevens Pettus Road division North 88 degrees 03 minutes 57 seconds West passing a steel fence post at 25.00 feet in all 800.92 feet to an iron pin; thence South 76 degrees 30 minutes 54 seconds West 315.51 feet to an iron pin; thence North 04 degrees 41 minutes 13 seconds East 297.70 feet to an iron pin; thence with the line of Tract No. 11 of the said J. D. Stevens Pettus Road division South 85 degrees 18 minutes 47 seconds East passing a steel fence post at 1075.00 feet in all 1100.00 feet to a point in the center of said 50 foot ingress-egress and utility easement; thence with the center of said 50 foot joint use ingress-egress and utility easement South 04 degrees 41 minutes 13 seconds West 161.53 feet to the point of beginning, containing 5.03 acres more or less.

Being the same property conveyed to Little Folks Farms, Inc. by deed of Orchard Farms, Incorporated of record in Book 10435, Page 435, Registers Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT B
TO
WARRANTY DEED BY AND BETWEEN
LITTLE FOLKS FARMS, INC.
AND
LITTLE FOLKS FARMS, LLC

EXCEPTIONS TO TITLE

1. 1997 and 1998 Real Property Taxes which are assumed by the Grantee.

2. Easement for electric power lines of record in Book 4422, page 649, RODCT.

3. Restrictive Covenants contained in instruments of record in Book 5359, page 345, and Book 7408, page 420 RODCT.

4. Greenbelt Assessment of record in Book 8848, page 387 and Book 8848, page 388 RODCT.

5. All matters according to the unrecorded plat prepared by J. Bruce Rainey, Tennessee No. 823, of Bruce Rainey & Associates, dated July 13, 1993, revised May 19, 1994.

6. All matters according to the unrecorded Drawing No. L-35485 of Nashville Electric Service.

7. A 50-foot joint use ingress/egress and utility easement running generally along the easterly property line.

8. A 10 foot utility easement immediately adjacent to and west of the said 50 foot joint use ingress/egress utility easement.

9. A Private Road and Utility Easement and Maintenance Agreement of record in Book 9518, page 526 RODCT.

10. T.V.A. transmission line easement, the centerline of which runs across the eastern portion of the property.