RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of August, 2001, by and between COUNTRY MAID FARMS, INCORPORATED, A TENNESSEE CORPORATION, hereinafter called Grantor, and JOHN JOHNSON and BARBARA JOHNSON, HUSBAND AND WIFE, hereinafter called Grantees.

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 are hereby acknowledged, COUNTRY MAID FARMS, INCORPORATED, A TENNESSSEE CORPORATION, Grantor, does hereby bargain, sell, transfer and convey unto JOHN JOHNSON and BARBARA JOHNSON, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located 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 all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 known as 3956 LLOYD ROAD, WHITES CREEK, TN 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is 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".

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said Grantees, their 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.

County Maid Farms Inc —
by Willis Thay — President

COUNTRY MAID FARMS, INCORPORATED
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/04/01 15:57 3pgs
Fees:18.00 Taxes:185.00



20010904-0095529

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, WILLIAM H. THOMPSON, JR. AND 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, INCORPORATED the within named bargainor, a Tennessee 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/herself as PRESIDENT

Witness my hand, at office, in MADISON, DAVIDSON County, this **23rd**, day of **August, 2001.**

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

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JOHN JOHNSON and BARBARA JOHNSON, HUSBAND AND WIFE
2407 Burch Street
Nashville, TN 37208

Property Address:

3956 LLOYD ROAD
WHITES CREEK, TN 37138

Person Responsible for Taxes:

SAME

MADISON

Map & Parcel #: MAP 48-04, PARCEL 009.00

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 **$50,000.00** 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.

Linda Watson
Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of August, 2001.

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

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

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MADISON, TN 37115

EXHIBIT 'A'

A tract ofland in the 1st Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 21 on the Final Plat of Ole Orchard, Phase 2, which plat is of record in Instrument No. 20010504-0046318, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to COUNTRY MAID FARMS, INCORPORATED, by Quitclaim Deed from WILLIAM H. THOMPSON, JR., of record in INSTRUMENT NOS. 20000907-0088758, 20001018-0103293, AND 20001018-0103294, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 48-04, PARCEL 009.00).

2. All matters as set forth on the Plan of record in INSTRUMENT NO. 20010504-0046318, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants recorded in INSTRUMENT NO. 20010412-0036220, Register's Office for DAVIDSON County, Tennessee.