40A

Davidson County DEEDWARR
Recvd: 10/17/01 16:12 3pgs
Fees:18.00 Taxes:185.00
20011017-0113314

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 17th day of October, 2001 by and between COUNTRY MAID FARMS, INC., A TENNESSEE CORPORATION, hereinafter called Grantor, and STANLEY A. TRICE and MARY E. TRICE, 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 is hereby acknowledged, COUNTRY MAID FARMS, INC., A TENNESSEE CORPORATION, hereinafter referred to as Grantor, does hereby bargain, sell, transfer and convey unto STANLEY A. TRICE and MARY E. TRICE, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, 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 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 known as 3952 LLOYD ROAD, WHITES CREEK, TN 37189.

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 does covenant and agree 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, 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 the duly authorized officials of Grantor on the day and year first above written.

COUNTRY MAID FARMS, INC., A TENNESSEE CORPORATION

by: William H. Thompson, Jr. President

WILLIAM H. THOMPSON, JR., PRESIDENT
Signature of Seller

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., PRESIDENT**, 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, and that he as such **PRESIDENT**, executed the foregoing instrument for the purpose therein contained, by signing the name of the CORPORATION by himself as **PRESIDENT**.

Witness my hand, at office, in MADISON Davidson County, Tn, this 17th, day of October, 2001.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

STANLEY A. TRICE and MARY E. TRICE
3952 Lloyd Road
Whites Creek, Tn 37189

Property Address:

3952 LLOYD ROAD
WHITES CREEK, TN 37189

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 48-04, PARCEL 008.00

AFFIDAVIT OF VALUE

STATE OF Tn:
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.

x Stanley A. Trice
Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **October, 2001.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

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

EXHIBIT 'A'

A tract of land in the 1st Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 20 on the Final Plat of O le Orchard, Phase 2, which plat is of record in Instrument No. 20010504-0046318, Register's Office for Davidson County, Tennessee. Reference is hereby made to said plat for a more complete and accurate legal description of said lot.

BEING a portion of the same property conveyed to COUNTRY MAID FARMS, INC., A TENNESSEE CORPORATION, by Quitclaim Deeds from WILLIAM H. THOMPSON, JR., of record in INSTRUMENT NO. 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 008.00).

2. All matters as set forth on the Plan of OLE ORCHARD, PHASE 2, 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 of record in INSTRUMENT NO. 20010412-0036220, and re-recorded in INSTRUMENT NO. 20010904-0095528, Register's Office for DAVIDSON County, Tennessee.