PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 08/19/02 15:37 2pgs
Fees:13.00 Taxes:185.00

20020819-0100191

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **August, 2002** between **Country Maid Farms Inc** , GRANTOR, and **Edward B. Baldwin III, husband and wife, and Tisha C. Baldwin** , GRANTEE.

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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Whites Creek,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Lot No 17 of the Final Plat of Ole Orchard Phase 2, as of record in Instrument # 20010504-0046318, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Being part of the same property conveyed to Country Maid Farms Inc. by deed from William H. Thompson Jr. filed for record on October 18, 2000 in Instrument # 20001018-0103294 and re-recorded in Instrument # 20000907-0088760, Davidson County Tennessee.

This Conveyance is subject to taxes for the year 2002 which have been prorated and assumed by Grantee(s); Charter of record in Book 9488, Page 132; Easement to South Central Bell Telephone Company in Book 5026, Page 304; Sewer and Storm drainage of record in book 7569-422, 7573-245, 9400-102, and 9596-312 and a surveyors certificate of correct of record in instrument # 20011218-0139648; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, ect. all of record in the Register's Office for Davidson County, Tennessee.

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE 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 herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Country Maid Farms

Country Maid Farms Inc
Signature of Seller

William H. Thompson Jr.
President

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Lisa Vollmer, a Notary Public of said State and County aforesaid, personally appeared William H. Thompson Jr. 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 of Country Maid Farms Inc, the within named bargainor, a corporation, and that he/she as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as .

Witness my hand and seal, at office in , this the **12th** day of **August, 2002.**

Notary Public

NOTARY PUBLIC AT LARGE COFFEE COUNTY, TENN.

My Commission Expires: 2/13/2003

Name and Address of Property Owner:

Edward B. Baldwin III and Tisha C. Baldwin

Property Address:

Lot 17 Ole Orchard Subdivision (Lloyd Road)
Whites Creek 37189

Person Responsible for Taxes:

same

Parcel #: 49-1

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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **August, 2002.**

Notary Public

NOTARY PUBLIC AT LARGE COFFEE COUNTY, TENN.

My Commission Expires: 2/13/2003

RETURN TO:

Baldwin Land Title
228 Jackson Meadows Drive
Hermitage TN 37076