WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/03 10:38 2pgs
Fees:13.00 Taxes:647.50
20030731-0108578

This instrument was prepared by:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Dippin'Dots, Inc. 5101 Charter Oak Pl. Paducah, KY 42001	(SAME)	18-118 10D-51578

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Sonya Sullivan
Affiant

Sworn to and subscribed before me this the 25th day of July, 2003

Notary Public

My Commission Expires: 5/29/05

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, THOMAS R. MONCRIEF, ET UX. HOLLY W. MONCRIEF, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto DIPPIN' DOTS, INC. A KENTUCKY CORPORATION, hereinafter referred to as Grantees, ITS successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 6 on a survey dated October 23, 1986 of the Hitt Property by Kessinger & Sheppard, Engineers, Job No. 86-371, as follows:

Beginning at an iron pin in the northerly margin of Lickton Road said point being south 64° 14' 28" west 240 feet, thence south 65° 51' 53" west 200 feet from the southwest corner of the property of David L. White, et. ux., of record in Book 6552, page 932, Register's Office for Davidson County, Tennessee, thence with said margin of said road south 70° 41' 11" west 175 feet to an iron pin, thence north 13° 27' 22" west 2,425.90 feet to an iron pin the line of E. B. Parker of record in Book 3255, page 304, Register's Office for said County, thence with the line of Parker, south 80° 39' 41" east 405.97 feet to an iron pin in the line of David W. Torr of record in Book 6552, page 935 said Register's Office, thence with the line of Torr south 15° 0' 5" east 698.68 feet to an iron pin, thence south 82° 35' 15" west 220.00 feet to an iron pin, thence south 13° 27' 22" east 1,534.49 feet to an iron pin marking the point of

beginning, containing 12.96 acres more or less.

Being the same property conveyed to THOMAS R. MONCRIEF by deed from WARREN T. HILL and PATRICIA G. HILL, by deed of record in Book 10309, Page 822, Register's Office for Davidson County, Tennessee.

Any home that may be constructed must contain a minimum of 1600 square feet improved living space, excluding garages, carports and breezeways. Any utility buildings or barns constructed on property are to be stained or painted. No swine, poultry, junk vehicles or mobile homes will be permitted. No dirt is to be removed from farm.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Holly W. Moncrief, joins in this transaction for the purpose of conveying whatever interest, if any, she may possess in said realty, as a result of her being the spouse of Thomas R. Moncrief.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 25 day of July, 2003.

Thomas R. Moncrief
THOMAS R. MONCRIEF

Holly W. Moncrief
HOLLY W. MONCRIEF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ***Thomas R. Moncrief, et ux, Holly W. Moncrief***, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 25th day of July, 2003.

Notary Public

My Commission Expires: 5/29/05

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