Davidson County DEEDWARR
Recvd: 09/25/03 09:17 3pgs
Fees:18.00 Taxes:153.55
20030925-0142031

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 September, 2003 by and between COUNTRY MAID FARMS, INCORPORATED, AS TENNESSEE CORPORATION, hereinafter called Grantor, and TERRY N. SWEATT and ALEXIS B. SWEATT, 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, INCORPORATED, AS TENNESSEE CORPORATION, hereinafter referred to as Grantor, does hereby bargain, sell, transfer and convey unto TERRY N. SWEATT and ALEXIS B. SWEATT, 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 Exhibit 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 3957 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 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's duly authorized official on the day and year first above written.

COUNTRY MAID FARMS, INCORPORATED
A TENNESSEE CORPORATION

by: William H. Thompson, Jr. President

WILLIAM H. THOMPSON, JR., PRESIDENT

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

CORPORATION
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 to be **PRESIDENT of COUNTRY MAID FARMS, INCORPORATED, AS TENNESSEE CORPORATION, the within named bargainor, a Tennessee corporation, 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, Tennessee, this 23rd, day of Sept., 2003.

Notary Public

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

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

TERRY N. SWEATT and ALEXIS B. SWEATT
3871 Stevens Lane
Nashville, TN 37218

Property Address:

3957 LLOYD ROAD
WHITES CREEK, TN 37189

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 48-04, PARCEL 3

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 **41500** 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 **23rd** day of **September, 2003.**

Notary Public

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

My Commission Expires: 5/30/2004

RETURN TO:

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

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot 6 on the Plan of Ole Orchard, Phase I, which plat is of record in Instrument No. 20010705-0071806, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to COUNTRY MAID FARMS, INCORPORATED, AS TENNESSEE CORPORATION, by Quitclaim Deed from WILLIAM H. THOMPSON, JR., of record in INSTRUMENT NO. 20000907-0088756, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 48-04, PARCEL 3).

2. All matters as set forth on the Plan of Ole Orchard, Phase One, of record in Instrument No. 200107050071806, said Register's Office, which plan includes a 10-foot public utility and drainage easement along both side lines; and a 20-foot public utility and drainage easement along the front and rear lot lines.

3. Restrictive Covenants recorded in Instrument No. 200012060120282, Register's Office for DAVIDSON County, Tennessee.

4. First Amended Restrictive Covenants of record in Instrument No. 200104120036219, Register's Office for DAVIDSON County, Tennessee.