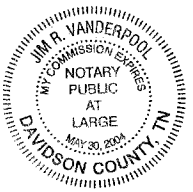
WARRANTY DEED



State of Tennessee File No. 2509-1
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2004.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MIGUEL FUENTES	New Owner	106-01-054
412 Murfreesboro Pike		
Nashville, TN 37210		

Davidson County DEEDWARR
Recvd: 07/09/04 15:17 2 pgs
Fees:13.00 Taxes:906.50
20040709-0082088

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tennessee Foundation Seeds, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MIGUEL FUENTES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I
LAND in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of J. T. Patton's Lot, not of record, and described as follows:

BEGINNING at a point on the northerly margin of Murfreesboro Pike, the Southwest corner of said Lot No. 4 and the original J. T. Patton 2-3/4 acre tract, being also the Southeast corner of a lot conveyed to H. E. Park and wife, et al, by Deed from Sam T. Reese and wife, of record in Book 562, Page 223, Register's Office for said County, and running; thence, South 72 1/2 degrees East, with the North margin of said Pike, 50 feet to the Southeast corner of Lot No. 4, being also the Southwest corner of a lot conveyed by E. Sklar, Jr., and wife, to S. G. Pugh and wife, by deed of record in Book 689, Page 164, said Register's Office; thence, northerly with said Pugh's westerly line, 150 feet to the Northwest corner of said lot, being also the Southwest corner of a lot conveyed by American National Bank to O.K. Carney, by deed of record in Book 873, Page 313, said Register's Office; thence, continuing in the same direction, with the West line of said Carney Lot, 173 feet, more or less, to the Elm Hill Pike or Stones' River Pike; thence, with the southerly margin of said Pike 50 feet to the Northwest corner of Lot No. 4 of the Original J. T. Patton's 2-3/4 acre tract, being also the Northeast corner of the lot conveyed to H. B. Park and wife, et al, above referred to; thence, southerly with the easterly line of said Park lot, 308 feet to the BEGINNING.

BEING the same property conveyed to Tennessee Seed Producers, Incorporated, a corporation created and existing under the laws of the State of Tennessee, by Warranty Deed from Martin A. Byrd and wife, Georgia F. Byrd, of record in Book 1717, Page 117, Register's Office for Davidson County, Tennessee.

TRACT II
A tract of land being situated in the 3rd, formerly 15th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Murfreesboro Pike at Patton's Southwest corner; thence, westerly with said Murfreesboro Pike 50 feet to a point; thence, northerly on a line parallel with Patton's westerly line 308 feet, more or less, to Stones River Pike; thence, easterly with said Stones River Pike, 50 feet, more or less, to Patton's Northwest corner; thence, with Patton's westerly line, southerly 308 feet, more or less, to the point of BEGINNING.

BEING the same property conveyed to Tennessee Seed Producers, Incorporated, a corporation created and existing under the laws of the State of Tennessee, by Warranty Deed from Alice Park, a widow, Mary Margaret Park Prosser and Clara Park Chastain, of record in Book 1717, Page 119, Register's Office for Davidson County, Tennessee. Tennessee Seed Producers, Incorporated, changed their name to Tennessee Foundation Seeds, Inc., by Articles of Amendment to the Charter of record in Book 5187, Page 124 and as further amended in Book 9399, Page 670, Register's Office for Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **412 Murfreesboro Pike, Nashville, TN 37210**

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **30th** day of **April, 2004.**

Tennessee Foundation Seeds, Inc.

By: Jack R. Dunn, Mgr.

Jack R. Dunn, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Jack R. Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of the Tennessee Foundation Seeds, Inc., within named bargainor, a corporation, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Manager.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **April, 2004.**

JOHN T. COOK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 4/16/05