Davidson County DEEDWARR
Recvd: 03/09/05 10:22 3 pgs
Fees:18.00 Taxes:177.60
20050309-0026097

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 4th day of March, 2005, by and between COUNTRY MAID FARMS, INCORPORATED, A TENNESSEE CORPORATION, hereinafter called Grantor, and DEADERICK L. JONES and SUSAN T. JONES, 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 are hereby acknowledged, COUNTRY MAID FARMS, INCORPORATED, A TENNESSEE CORPORATION, as Grantor, does hereby bargain, sell, transfer and convey unto DEADERICK L. JONES and SUSAN T. JONES, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that 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 all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 3945 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 covenants and agrees 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 person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

COUNTRY MAID FARMS, INCORPORATED
BY:

William H. Thompson President

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

TRUSTEE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, 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 to be PRESIDENT of **COUNTRY MAID FARMS, INCORPORATED, A TENNESSEE CORPORATION**, the within named bargainor, and that HE as such **PRESIDENT**, executed the foregoing instrument for the purpose therein contained, by signing the name of COUNTRY MAID FARMS, INCORPORATED, A TENNESSEE CORPORATION by HIMSELF as **PRESIDENT**.

Witness my hand, at office, in MADISON, TENNESSEE, this **4th**, day of **March, 2005.**

Denise C. Allis
Notary Public

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

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

DEADERICK L. JONES and SUSAN T. JONES, HUSBAND AND WIFE

2304 BROADVIEW DRIVE
NASHVILLE, TENNESSEE 37217

Property Address:

3945 LLOYD ROAD
WHITES CREEK, TN 37189

Person Responsible for Taxes:

DEADERICK L. JONES AND SUSAN T. JONES, HUSBAND AND WIFE
2304 BROADVIEW DRIVE
MADISON

Map & Parcel #: MAP 49-1, PARCEL 12

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 **$48000** 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.

Barbara L. Minnie
Affiant

Sworn to and subscribed before me, a Notary Public, this 4th day of **March, 2005.**

Denise C. Allis
Notary Public

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

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7555

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Ole Orchard, Phase I, which plat is of record as Instrument Number 20010705-0071806, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to COUNTRY MAID FARMS, INCORPORATED, A TENNESSEE CORPORATION, by Quitclaim Deed from WILLIAM H. THOMPSON, JR., of record as Instrument Number 20000907-0088756, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 49-1, PARCEL 12). 2004 Davidson County Real Property Taxes are PAID in the amount of $240.00 (MAP 49-1, PARCEL 12).

2. All matters as set forth on the Plan of Ole Orchard, Phase One, of record as Instrument Number 20010705-0071806, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon, including, but not limited to:

a. 20 Foot Public Utility Easement along front and rear lot lines.

b. 10 Foot Public Utility Easement along easterly lot line.

c. 10 Foot Public Utility Easement along portion of westerly lot line.

3. Restrictive Covenants of record at Instrument Number 20001206-0120282, Register's Office for DAVIDSON County, Tennessee.

4. First amended Restrictive Covenants of record at Instrument Number 20010412-0036219, Register's Office for DAVIDSON County, Tennessee.