

NOTE: TO BE RECORDED IN THE REGISTER'S
OFFICE FOR CLAY COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

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TAX IDENTIFICATION

Map 078 Group Parcel 005.00

BK/PG: WD95/155-157

10000696

3 PGS - AL - WARRANTY DEED	
BRENDA BATCH: 8889	
07/15/2010 - 10:31:43 AM	
VALUE	73200.00
MORTGAGE TAX	0.00
TRANSFER TAX	271.21
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	289.21

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS

TRANSFERRED
MAP 78 G CM 78 P 5.00
BILLY R. SMITH
ASS. PROPERTY-APPROVED

THE ATTORNEY PREPARING THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS
AS TO THE STATUS OF TITLE OR DESCRIPTION OF THE PROPERTY. THIS INSTRUMENT IS
PREPARED BASED ON INFORMATION FURNISHED TO THE PREPARER.

RESPONSIBLE TAXPAYER AND NEW PROPERTY OWNER:

Name: James Charles Copeland & Vickie A. Keen
Address: 515 Ross Boles Road
Celina, Tennessee 38551

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of SEVENTY-THREE THOUSAND TWO
HUNDRED FIFTY and NO/100 (\$73,250.00) DOLLARS, cash in hand paid by the hereinafter
named Grantee, the receipt and sufficiency of which are hereby acknowledged, **RICHARD
BROTHERTON and BELINDA BROTHERTON**, hereinafter called "Grantor", has this day
bargained and sold, transferred and conveyed, and by these presents does hereby bargain, sell,
transfer and convey unto **JAMES CHARLES COPELAND and VICKIE A. KEEN**, as tenants in
common with rights of survivorship, hereinafter called "Grantee", their heirs, successors and
assigns, a certain parcel of land, lying and being in the 3rd Civil District of Clay County, Tennessee,
described as follows:

Beginning on a new iron pin at the west side of the intersection of Weaver Bottom
Road and Seven Sisters Lane;

Thence with the west margin of Seven Sisters Lane the following calls: South
51 degrees, 36 minutes, 53 seconds West 117.00 feet, South 25 degrees, 15 minutes,
47 seconds West 35.78 feet and South 1 degree, 27 minutes 36 seconds East 276.36
feet to a 1/2 " pipe at the northeast corner of the Morgan Cemetery;

Thence leaving the lane with the boundary of the cemetery North 88 degrees,
42 minutes, 00 seconds West 125.89 feet to a steel post and South 2 degrees, 53
minutes, 58 seconds West 57.00 feet to a steel post, being a point in the boundary of
a tract of land belonging to Greg and Jane Boles (Deed Book 89, page 645);

Thence leaving the boundary of the cemetery and with Boles' boundary South
54 degrees 19 minutes, 11 seconds West crossing the Lonnie Lane, in all, 162.59 feet
to a new iron pin, being a point in the boundary of the U. S. Corps of Engineers'
Cordell Hull Dam and the Lake Project;

Thence leaving Boles' boundary and with the boundary of the Corps North 36
degrees, 26 minutes, 34 seconds West 169.72 feet to an iron pin at or near the south

margin of Lonnie Lane, being also a point in the boundary of a tract of land belonging to Rick L. Barnett (Deed Book 79, page 532);

Thence leaving the boundary of Corps with Barnett's boundary South 88 degrees, 43 minutes, 49 seconds West crossing Lonnie Lane, in all, 85.94 feet to a 20" beech;

Thence continuing with Barnett's boundary North 51 degrees, 00 minutes, 00 seconds West 88.00 feet to a ½" pipe and North 33 degrees, 56 minutes, 54 seconds West 431.74 feet to a 24" cedar in a fence, being a point in the boundary of a tract of land belonging to Clifton R. and Betty Smith (Deed Book 29, page 464);

Thence leaving Barnett's boundary and with Smith's boundary North 64 degrees, 22 minutes, 37 seconds East 486.65 feet to a fallen twin elm at a fence corner, being a point in the boundary of a tract of land belonging to Christopher Michael Boles (Deed Book 84, page 248);

Thence leaving Smith's boundary and with Boles' boundary North 68 degrees, 22 minutes 37 seconds East 230.00 feet to a new iron pin at the west margin of Weaver Bottom Road;

Thence leaving Boles' boundary and with the west margin of Weaver Bottom Road the following calls: South 35 degrees, 51 minutes, 55 seconds East 145.10 feet, South 29 degrees, 34 minutes, 09 seconds East 183.77 feet and South 38 degrees, 43 minutes, 38 seconds East 45.83 feet to the point of beginning, containing 9.29 acres as surveyed by Carlen J. Wiggins Jr., R.L.S. 2323, plat dated May 12, 2009.

And being the same property conveyed to Richard Brotherton and wife, Belinda Brotherton by warranty deed from Jessie Lee Copeland, dated July 1, 2004, and recorded in Warranty Deed Book 81, Pages 653-655, Deed of Correction dated May 5, 2008 and recorded on May 5, 2008, in Warranty Deed Book 91, pages 49-51, Register's Office of Clay County, Tennessee.

The property description was obtained from that certain court Order dated June 3, 2010 establishing the boundary line between Brotherton (81-653) and Barnett (79-532) of record in Minute Book N, page 673-677, in the Chancery Court for Clay County, Tennessee Case No. 3924, recorded in Warranty Deed Book 95, pages 80-83, Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD said parcel of land, together with all appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns in fee simple, forever:

AND GRANTOR, does hereby covenant with said Grantee, that Grantor is lawfully seized and possessed of said parcel in fee simple; that Grantor has full power, authority and right to sell and convey said parcel; and the same is free, clear and unencumbered, except as otherwise herein set out; and that Grantor does further covenant and bind themselves, their successors and assigns, to forever warrant and defend the title to said parcel to said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 15th day of July, 2010.

GRANTOR:

Richard Brotherton
RICHARD BROHERTON

Belinda Brotherton
BELINDA BROTHERTON

STATE OF TENNESSEE)

COUNTY OF CLAY)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the County and State aforesaid, **RICHARD BROTHERTON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 15th day of July, 2010.

April 9, 2012
My Commission Expires

WM. H. Lacy
Notary Public



STATE OF TENNESSEE)

COUNTY OF CLAY)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the County and State aforesaid, **BELINDA BROTHERTON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this the 15th day of July, 2010.

April 9, 2012
My Commission Expires

WM. H. Lacy
Notary Public



I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 73,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me, on this

15th day of July, 2010.

(Affiant)

Charlie Caporale

April 9, 2012
My Commission Expires

WM. H. Lacy
Notary Public or Register

