

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

THIS INSTRUMENT PREPARED BY:

William Hershel Lacy
Attorney At Law
P. O. Box 386
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CLAY COUNTY, TENNESSEE
Receipt # 34580
02:22 PM, On February 17, 2004
Recorded in Book WD80 Pages 589 - 591
State Tax \$ 203.50 Register \$ 1.00
Recording \$ 15.00 OFFEE \$ 2.00
TOTAL RECORDING AMOUNT \$ 221.50
Register Of Deeds : BRENDA BROWNING

TAX IDENTIFICATION

Map 21 Group Parcel 93.06

**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: Larry & Sarah Jordan
Address: 715 Log Home Lane
Moss, TN 38575

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of FIFTY-FIVE THOUSAND and NO/100 (\$55,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CARROL SPEARS, a single person**, hereinafter call the "Grantor", has this day bargained and sold, transferred and conveyed, and by these presents does hereby bargain, sell, transfer and convey unto **LARRY H. JORDAN, JR. and wife, SARAH W. JORDAN**, hereinafter called "Grantee", their successors and assigns, hereby releasing all claims to homestead and dower therein, a certain parcel of land, lying and being in the 1st Civil District of Clay County, Tennessee, described as follows:

TRACT NO. 1:

BEGINNING on an iron pin on the West side of a paved road; thence North 62 degrees 00' West 892.68 feet to an iron pin; thence North 32 degrees 25' East 442 feet to an iron pin, a point on the South side of a 40 foot right-of-way; thence running with the South side of said right-of-way as follows: South 61 degrees 49' East 273 feet, South 59 degrees 21' East 280 feet, South 64 degrees 41' East 226 feet and South 76 degrees 30' East 83 feet to a point on the West side of aforementioned paved road; thence running with the West side of said road South 27 degrees 57' West 468 feet to the beginning, and containing 9.11 acres, more or less, and being the same legal description contained in the previous deed of record.

And being Tract No. 1 of the same property conveyed to Carrol Spears and Ann E. Smith by Warranty Deed from Alvin Glover and wife, Linda Glover, dated December 11, 1990, and recorded in Deed Book 53, pages 366-367, Register's Office of Clay County, Tennessee. And being Tract No. 1 of the same property conveyed to Carrol Spears by Warranty Deed from Monica Smith and Carrie Tinsley, each conveying their one-fourth (1/4) undivided interest, dated December 22, 1995, and recorded in Warranty Deed Book 63, pages 154-156,

Register's Office for Clay County, Tennessee. Ann E. Smith died on May 26, 1993. Monica Smith and Carrie Tinsley are minor children of Ann E. Smith, whose minority was removed on December 22, 1995 by order of the Common Pleas Court for Clay County, Tennessee recorded in Deed Book 63, pages 151-153, Register's Office for Clay County, Tennessee.

Grantee shall have exclusive right to use the spring located on Tract No. 2. Grantee shall be solely responsible for the expense and upkeep of the Spring. Grantee shall be granted an easement across Tract No. 2 for the purpose of installing and maintaining electrical and water lines to and from the Spring for the benefit of Tract No. 1.

Grantor reserves a septic system easement for the benefit of Tract No. 2 on and across Tract No. 1, with the right of ingress and egress, to maintain the septic system field lines located on Tract No. 1. Grantor shall be liable for all expenses associated with the maintenance and repair of the field lines and septic system. Grantor shall return the property to the original condition after any work is completed on the septic system.

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 himself, his 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 17 day of February, 2004.

GRANTOR:

Carrol Spears
CARROL SPEARS

STATE OF TENNESSEE)

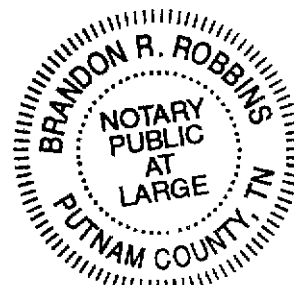
COUNTY OF CLAY)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the County and State aforesaid, **CARROL SPEARS**, 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 17 day of February, 2004.

11-19-2007
My Commission Expires

Brandon Robbins
Notary Public



I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 55,000.00, 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

17 day of February, 2004.

(Affiant) *Brandon Roberts*

Brent B. Berman
Notary Public or Register

My Commission Expires



Inst # 2004439801-LR year: 2004
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