

This instrument prepared by:
JAMES W. CHAMBERLAIN
Attorney at Law
105 Court Square-P. O. Box 98
Lafayette, TN 37083

MAP: 69
PARCEL: 2704

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO:1991
DOROTHY SADLER S A M E

Rt 3 Box 23
Red Bailing Spgs In 37150

FOR AND IN CONSIDERATION of the sum of TWELVE THOUSAND AND NO/100 (\$12,000.00) DOLLARS, cash in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, I, BOBBY PERKINS, have bargained and sold, and by these presents do transfer and convey unto the said DOROTHY SADLER, her heirs and assigns, a certain tract or parcel of land in the Fourth Civil District of Macon County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:

BEGINNING at an iron pin at the west margin of Highway 10, being the northeast corner of this tract and a corner to McClard and approximately three miles south of Lafayette;

THENCE with the margin of the road South 27 degrees 13 minutes 45 seconds East 200.00 feet to an iron pin, being a corner to tract 2 of the Jimmy K. McClard property;

Thence with tract 2 South 68 degrees 00 minutes 11 seconds West 1226.49 feet to an iron pin, being in the line of Pulver;

THENCE with Pulver and a fence North 39 degrees 05 minutes 41 seconds West 231.25 feet to an elm tree; North 25 degrees 21 minutes 18 seconds West 197.34 feet to a hickory tree; North 2 degrees 23 minutes 48 seconds East 384.98 feet to an iron pin at the corner of the fence, being a corner to McClard;

THENCE with McClard and a fence South 89 degrees 16 minutes 47 seconds East 155.50 feet to a post; South 71 degrees 23 minutes 49 seconds East 65.87 feet to an ash tree; South 85 degrees 54 minutes 09 seconds East 215.65 feet to a hackberry tree; South 69 degrees 20 minutes 16 seconds East 51.89 feet to an iron pin; South 85 degrees 55 minutes 53 seconds East 173.22 feet to a post; south 88 degrees 53 minutes 16 seconds east 179.02 feet to a post; south 83 degrees 24 minutes 49 seconds East 222.34 feet to an iron pin; south 88 degrees 04 minutes 03 seconds East 205.71 feet to the point of beginning

containing 14.33 acres more or less, as surveyed by Holland Land Surveying on 9-22-88.

Being the same property as that conveyed to Bobby Perkins by deed from Jimmy K. McClard and wife, Christine L. McClard, dated October 22, 1988, and recorded in Deed Book 160, page 66, Register's Office, Macon County, Tennessee.

1991 taxes shall be paid by the Grantee.

Possession of property shall be given to Grantee with deed except tobacco. Bobby Perkins retains all tobacco, either by allotment or acreage.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DOROTHY SADLER, her heirs and assigns, forever. And I do covenant with the said DOROTHY SADLER that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said DOROTHY SADLER, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, this 26 day of March, 1991.

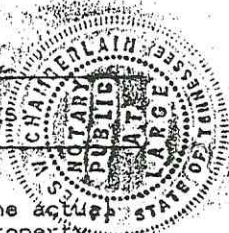
Bobby Perkins
BOBBY PERKINS

STATE OF TENNESSEE)
)
COUNTY OF MACON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BOBBY PERKINS, the bargainer, 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 AND OFFICIAL SEAL, at Lafayette, Tennessee, this 26th day of March, 1991.

John W. Hamaker
NOTARY PUBLIC
MY COMMISSION EXPIRES
7-21-92



I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is \$ 12,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dorothy Soder
AFFIANT

Subscribed and sworn to before me this the 27th
day of March, 1991.

Melinda Ferguson
REGISTER OR NOTARY PUBLIC



lh/493

STATE OF TENNESSEE, MAON COUNTY
The Foregoing Instrument And Certificates Were Filed In Note
Book 7 Page At 1:15 O'clock PM 3-27
19 91 And Recorded In Deed Book 177
Page/82-184 State Tax Paid \$ 39.60 Fee 1.00 Resording
Fee 12.00 Total \$ 52.60 Receipt No. 14156
Witness My Hand Melinda Ferguson Register
By B. Smith