

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY-TWO THOUSAND and NO/100 DOLLARS, (\$22,000.00) cash in hand paid, the receipt of which is hereby acknowledged, We, CHAD RAMSEY and wife, MARSHA RAMSEY, have bargained and sold and by these presents do transfer and convey unto STEVEN E. MCKINNEY and wife, ELIZABETH A. MCKINNEY, their heirs and assigns, the following described tract or parcel of land located and situated in the Fourth (4<sup>th</sup>) Civil District of Smith County, Tennessee, as follows:

**BEGINNING** at an iron rod in the North margin of Cedar Lane, same being the southeast corner of this tract and the southwest corner of Tract #7 of the Beasley property (5.85 acres as per survey of same date), also being 1237.09 feet West of the intersection of Cedar Lane with the West margin of Rome Road as you measure along the North margin of Cedar Lane; thence with said margin North 89 degrees 12 minutes 45 seconds West 180.62 feet; thence North 83 degrees 41 minutes 52 seconds West 303.11 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 36 degrees 59 minutes 24 seconds, a radius of 116.00 feet, a tangent length of 38.80 feet, and a chord of North 65 degrees 12 minutes 10 seconds West 73.60 feet; thence along said curve an arc length of 74.89 feet to an iron rod in said margin; thence leaving road with line of Tract #9 of the Beasley property (6.13 acres as per survey of same date) North 0 degrees 43 minutes 25 seconds East 396.01 feet to an iron rod at a post; thence with line of Walter Beasley South 89 degrees 27 minutes 14 seconds East 550.00 feet to an iron rod; thence with line of said Tract #7 South 0 degrees 47 minutes 15 seconds West 457.40 feet to the point of **BEGINNING**, containing 5.60 acres, more or less and being Tract No. 8 by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated January 18, 1994.

**BEING** the same property vested in Chad Ramsey and wife, Marsha Ramsey by deed from Citizens Bank, of record in Record Book 173, Page 428, Register's Office for Smith County, Tennessee.

There is a 20 foot utilities easement retained across the front of this tract.

This conveyance is subject to the following:

1. Restrictions of record in Deed Book 130, Page 639 and Record Book 2, Page 130, Register's Office for Smith County, Tennessee.
2. 20 foot utilities easement of record in Record Book 2, Page 130 and Deed Book 130, Page 639, said Register's Office.

Prepared By:  
BASS AND BASS, ATTORNEYS  
Carthage, TN

Possession: Date of deed.  
2009 taxes prorated.  
Map: 37; Parcel: 17.05

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said STEVEN E. MCKINNEY and wife, ELIZABETH A. MCKINNEY, their heirs and assigns, forever. We covenant that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.

WE FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said STEVEN E. MCKINNEY and wife, ELIZABETH A. MCKINNEY, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS this the 8 day of May, 2009.

Chad Ramsey  
CHAD RAMSEY

Marsha Ramsey  
MARSHA RAMSEY

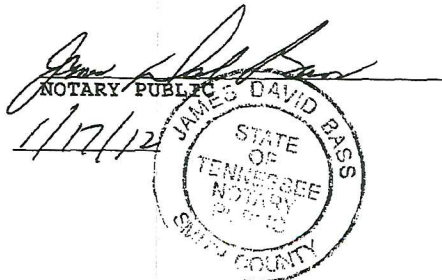
#### ACKNOWLEDGEMENT

STATE OF TENNESSEE  
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, CHAD RAMSEY and wife, MARSHA RAMSEY, the bargainors, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Smith County, Tennessee, on this the 8 day of May, 2009.

My Commission Expires: 11/17/12



Name and Address of New Property owner:

Mr. & Mrs. Steven E. McKinney

2721 Western Ave  
Park Forest, IL 60464

## AFFIDAVIT

STATE OF TENNESSEE  
COUNTY OF SMITH

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$22,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Chalkey  
Affiant

Subscribed & sworn to before me the 8 day of May, 2009.

My Commission expires: 1/17/12

WD—Ramsey-McKinney

James David Bass  
Notary Public

BK/PG: 207/441-443  
09001508  
3 PGS - AL - WARRANTY DEED  
REBECCA BATCH: 22573  
05/11/2009 - 02:36:59 PM  
VALUE 22000.00  
MORTGAGE TAX 0.00  
TRANSFER TAX 81.40  
RECORDING FEE 15.00  
DP FEE 2.00  
REGISTER'S FEE 1.00  
TOTAL AMOUNT 99.40

STATE OF TENNESSEE, SMITH COUNTY  
JERRI LIN VADEN  
REGISTER OF DEEDS

