

THIS INSTRUMENT PREPARED BY: Steven A. Cassetty - Attorney at Law P. O. Box 815 Gainesboro, TN 38562	SEND TAX NOTICES TO: Scotty Hix 500 Pleasant Hill Court Gainesboro, TN 38562
Title to this property has not been investigated by the preparer of this instrument and no opinion is expressed or implied. It is your responsibility to record this document. Failure to do so may adversely affect your title to this property.	SPACE RESERVED FOR ASSESSOR OF PROPERTY: TRANSFERRED MAP# 29 PAR# 14.00 DEC 21 2007 KIM HAMMOCK ASSESSOR OF PROPERTY
<h2 style="margin: 0;">Warranty Deed</h2>	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, the love and affection I have for my son and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

I, **Louis Hix, a single person**, hereinafter referred to as the Grantor, have this day bargained and sold, and do hereby transfer and convey unto **Scotty C. Hix**, hereinafter referred to as the Grantee, his heirs and assigns, a certain tract or parcel of land in the **Eighth (8th) Civil District of Jackson County, Tennessee**, as follows:

Tract No. 1: North by the lands Lackey; South by the land of Grantors (P. D. Lynn); East by the lands of Clay Richardson; and West by lands of Bedford Buck, containing by estimation Sixteen (16) acres, more or less, but sold by the boundary and not by the acre, and is more fully described as follows: Beginning on an old fence row corner (rail fence) on top of the point, then straight across the hollow with said old rail fence, then to a black oak at the top of the point; then with Clay Richardson's to the hollow, then with Bedford Buck's line to the center of the branch, to Bedford Lackey's water gap, then with said Lackey's back to the beginning, the old rail fence corner. Same lands sold to Bedford Lackey et ux in Deed Book J1, Page 220, Register's Office, Jackson County, Tennessee.

Tract No. 2: Beginning on a pin oak, and running southwardly with P. D. Lynn's to the Williamson Ridge Road; thence running westwardly to a chestnut oak in W. A. Hix's line; thence northwardly with said W. A. Hix's line to a black oak, corner on top of the point; thence running eastwardly to a mulberry at the branch; thence southeastwardly with the branch to the point of beginning, containing thirty-five (35) acres, more or less, and being the same lands described in the deed from D. L. Shepherd et ux to Bedford Lackey, record in Land Deed Book H1, Page 403 in the Register's Office, Jackson County, Tennessee.

The previous and last conveyance being a Warranty Deed from Marshall O. Lackey and James E. Lackey to Louis Hix of record in Record Book 30, Page 1452, Register's Office, Jackson County, Tennessee.

This property is all of that listed on Tax Map 29, Parcel 14.00, Assessor's Office, Jackson County, Tennessee.

Tract No. 3: Beginning on an Elm tree in the line between the lands herein conveyed and the lands of Bed Lackey, then running up the center of the hollow to the head of a spring, in said hollow, so as to divide the spring, and so that the lands herein conveyed will have access to said springs and use same, and the lands retained by said Hill will have access to and can use said springs, in short, both tract will have access to said springs and own same, then to the forks of said hollow, then turn to the left at said forks of said hollow and and then to another fork of said hollow, then up said hollow to an Ash tree at the top of the hill, then with wire fence to the Pleasant Hill Road, to a stake, then following said road to Bed Lackey's line, and then with said Lackey line, around to the beginning, containing Ten (10) acres, be the same more or less, but sold by the boundary and not by the acre.

The previous and last conveyance being a Warranty Deed from Mark D. Buck and wife, Angela Buck, to Louis Hix of record in Record Book 32, Page 1290, Register's Office, Jackson County, Tennessee.

This property is all of that listed on Tax Map 29, Parcel 28.00, Assessor's Office, Jackson County, Tennessee.


The description for the property herein conveyed was provided by the parties herein although a survey and survey description was recommended. The parties, their heirs, successors and assigns hereby release the preparer of this instrument from any claim or liability in the event of any inaccuracy or deficiency in the said description.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, titles and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And I do covenant with the said Grantees that I am lawfully seized and possessed of the 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 the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 20th day of December 2007.

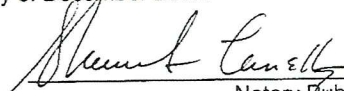

LOUIS HIX

STATE OF TENNESSEE
COUNTY OF JACKSON

Personally appeared before me, a Notary Public in and for said State and County, **Louis Hix, a single person**, the within named bargainor, with who I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand at Gainesboro, Tennessee, 20 day of December 2007.




Notary Public

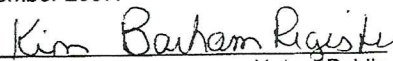
My Commission Expires: 4/16/2009

STATE OF TENNESSEE
COUNTY OF JACKSON

The actual consideration or value, whichever is greater, for this transfer is \$ 3,444.


Affiant

Subscribed and sworn to before me this 21st day of December 2007.


Notary Public

My Commission Expires: 08-31-2010

Reserved for Register of Deeds

BK/PG:51/802-803

07008737

2 PGS : AL - WARRANTY DEED	
KIM BATCH: 10613	
12/21/2007 - 11:02:47 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, JACKSON COUNTY
KIMBERLY JANE BARHAM
REGISTER OF DEEDS