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This Instrument Prepared by Frank Kessler, Attorney at Law  
3126 Middleford Drive, Cookeville, TN 38506

The preparer makes no representation or warranties as to the accuracy of the legal description or the status of the title of the property as this document has been prepared based upon information furnished to the preparer.

\*\*\*\*\*  
OWNER: DONALD W. HUNTER  
SEND TAX BILLS TO: MAP# 39 PAR# 3102 CORRS  
P.O. Box 14  
Cookeville, TN 38502  
JUN 08 1998  
GARRY ANDERSON  
ASSESSOR OF PROPERTY

THIS QUIT CLAIM DEED executed this 8th day of April, 1998, by and between DEBRA E. HUNTER, ("Grantor") and DONALD W. HUNTER, ("Grantee");

WITNESSETH, That Grantor for and in consideration of the sum of \$10.00 in hand paid by Grantee, the receipt and legal sufficiency of which are hereby acknowledged, does hereby convey, transfer, remise, release, relinquish and quit-claim unto Grantee, Grantee's heirs and assigns forever, all of Grantor's right, title, interest, claim and demand in and to the following described real estate, lying and being in the 8th Civil District in the County of Jackson, State of Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

SOURCE OF DESCRIPTION: The description contained herein is the same description which was used in the previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Warranty Deed from Harold A. Hawkins to Donald W. Hunter and wife, Debra E. Hunter of record in Deed Book X3, page 88, Register's Office for Jackson County, Tennessee.

TO HAVE AND TO HOLD the same together with all appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee.

IN WITNESS WHEREOF Grantor has caused this instrument to be executed on the day and year first above written.

Grantor:

Debra E. Hunter  
DEBRA E. HUNTER

STATE OF TENNESSEE  
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, DEBRA E. HUNTER, with whom I am personally acquainted or who produced sufficient identification, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 8th day of April, 1998.

My Commission Expires:

Jan 30, 2000

Frank Kessler  
NOTARY PUBLIC



Instrument # 1143  
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NOTE TO REGISTER'S OFFICE: This conveyance is exempt from the payment of the privilege tax under T.C.A. 67-4-409.

STATE OF TENNESSEE  
COUNTY OF JACKSON PUTNAM

The actual consideration or value whichever is greater, for this transfer is \$ -0- .

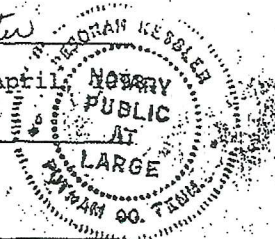
Affiant: Debra E. Hunter

Subscribed and sworn to before me, this 8th day of April,

Debra E. Hunter  
Notary Public

My Commission Expires:

Jan. 30, 2000



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STATE OF TENNESSEE, JACKSON COUNTY

The foregoing instrument and certificate were noted in Notebook 11, Page 226, at 11:05 o'clock, A.M. 6-8-, 1998, and were recorded in Warranty Deed Book,       , Page 374,

State Tax Paid \$ -0-, Fee \$ 4.00, Recording Fee \$ 12.00,  
Total \$ 12.00.

WITNESS MY HAND

Receipt No. 11493

Debra E. Hunter  
Register

hunt4-qui

Instrument # 11493 year: 1998

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Beginning on the waters of Sugar Creek in the centerline of a hollow at a sycamore and spring, the same being in the North line of a 34 acre tract conveyed to the grantee herein (Donald W. Hunter and wife, Debra E. Hunter) on September 21, 1990, and recorded in Deed Book O-3, page 36, Register's Office of Jackson County, Tennessee; thence N 73 degrees 37' 03" E 393.55 feet with Hunter's north line and with the centerline of the hollow passing on the north side of a house; thence on with the hollow N 52 degrees 43' E 163 feet passing on the north side of a barn to a point in the forks of a hollow; thence down the hollow with its meanders five calls: N 18 degrees 41' E 34 feet; N 32 degrees 40' E 193 feet; N 27 degrees 00' E 178 ft.; N 17 degrees 56' E 279 feet; N 35 degrees 53' E 91 feet to a point in the hollow and being the southeast corner of another tract conveyed to James V. Jackson, et ux by a Real Estate Sales Contract dated the 1st day of December, 1989; thence leaving the hollow and running up the hill Westwardly with Jackson's South line and an old fence line the following calls: N 84 degrees 24' W 125 feet to a fence post; thence N 56 degrees 58' W 84 feet to a point in a rock fence with an 8" Hackberry Pointer; thence along the South side of a hollow N 85 degrees 10' 54" W 556.52 feet; thence on N 76 degrees 18' W 108 feet to a 8" Ailanthus in the center of the hollow; thence on up the hollow and draw S 87 degrees 33' 37" W 558.36 feet to a 12" Maple in a fence line and the center of a ridge; thence Southwardly with the center of the ridge and an old fence line the following calls: S 11 degrees 00' W 148 feet to a marked dogwood; S 38 degrees 27' E 341 feet to a marked 6 inch hickory and 16 inch oak in fence corner; S 29 degrees 50' W 216 feet to a 2 inch dogwood on the east side of logging road; S 48 degrees 00' W 171 feet to a 20 inch maple; S 57 degrees 28' W 86 feet to a 20 inch oak; S 42 degrees 17' W 188 feet to a 24 inch beech; S 26 degrees 18' W 43 feet to a 12 inch hickory; S 17 degrees 08' W 157 feet to a 12 inch hickory; S 19 degrees 27' W 153 feet to a stump; S 50 degrees 49' W 71 feet to a snag; S 56 degrees 29' W 133 feet to a 10 inch sassafras in a fence corner; thence Southeastwardly down a hill with an old fence line three calls: S 53 degrees 50' E 175 feet; S 48 degrees 12' E 89 feet; S 36 degrees 57' E 49 feet to a fence corner in the hollow, being the north line of the Grantees' 34 acre tract referred to previously; thence with said line and down the centerline of the hollow approximately 800 feet to a stake in the centerline of the hollow at a draw; thence on with the centerline of the hollow N 47 degrees 43' E 147 feet; N 60 degrees 28' E 129 feet to the point of beginning, containing 35.68 acres more or less as surveyed by Wiggins Land Surveying and Drafting Co., Box 191, Gainesboro, Tennessee, R.L.S. #70, dated 11/30/88.

Grantor hereby grants to Grantee a non-exclusive easement for ingress and egress running generally northeastwardly and southwestwardly and extending from the Sugar Creek Road to Grantee's northeast corner, said easement shall be 30 feet wide and the southeastern boundary of said easement shall have the following calls starting from the edge of said Sugar Creek Road: S 45 degrees 04' 06" W 303.63 feet; S 35 degrees 53' W 101.00 feet; S 17 degrees 56' W 279.00 feet; S 27 degrees 00' W 178.00 feet; and S 32 degrees 40' W 193.00 feet. This being the same easement as referred to in a Real Estate Sales Contract by and between Harold A. Hawkins and James V. Jackson and wife, Annette Jackson, dated December 1, 1989.

EXHIBIT "A"

Instrument # 111423 year: 1990  
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