

GENERAL WARRANTY DEED

This Instrument Prepared by: William L. Draper, Attorney at Law, 413 C East Hull, Gainesboro, TN 38562. Prepared based on information furnished by the parties. Preparation of the deed alone does not entail or imply any opinion by the preparer as to state of title, adequacy/accuracy of the description or fitness of the property for any purpose.

Name and Address of Grantee(s):
MARGIE GAIL BUCK MURPHY
2944 Sugar Creek Road
Gainesboro, TN 38562

TRANSFERRED
MAP# PAR# COR S
034 015-05
AUG 08 2019

Henny Bowman
ASSESSOR OF PROPERTY

Map 34, Group __, Parcel 015-05

For and in consideration of the sum of ten dollars and other valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, We, BAYLESS EUGENE BUCK and wife, CAROLYN ANN BUCK, have bargained and sold and by these presents do hereby transfer and convey the below described real property to **MARGIE GAIL BUCK MURPHY, (hereinafter, Grantee)** that tract or parcel of land lying and being in the Eighth (8th) Civil District of Jackson County, Tennessee and being bounded and described as follows, to-wit:

Beginning on a iron pin in the center of the Old Sugar Creek Road a point in the boundary of a tract of land belonging to *Randy Buck (Deed Book O-3, Page 599)* and also being a point in the boundary of a tract of land belonging to Ray Buck (Deed Book S-3, Page 295 and Deed Book O-2, Page 381) and being the northeast corner of this tract; Thence leaving the Old Sugar Creek Road and the boundary of Ray Buck and with the boundary of Randy Buck South 5 degrees, 38 minutes, 21 seconds East 99.91 feet to a point in the center of the hollow, thence continuing with the boundary of Randy Buck and with the center of the hollow South 14 degrees, 48 minutes, 48 seconds West 99.90 feet, thence South 0 degrees, 53 minutes, 24 seconds West 18.96 feet, thence South 24 degrees, 59 minutes, 06 seconds East 30.00 feet, thence South 24 degrees, 16 minutes, 48 seconds West 26.31 feet, thence South 17 degrees, 40 minutes, 21 seconds East 58.97 feet, thence South 3 degrees, 00 minutes, 49 seconds East 42.63 feet, thence South 39 degrees, 19 minutes, 30 seconds East 27.04 feet, thence South 24 degrees, 56 minutes, 52 seconds East 54.49 feet, thence South 7 degrees, 41 minutes, 44 seconds East 42.76 feet,

thence South 54 degrees, 00 minutes, 13 seconds East 17.72 feet, thence South 11 degrees, 09 minutes, 11 seconds East 67.81 feet, thence South 16 degrees, 04 minutes, 09 seconds East 140.31 feet, thence South 47 degrees, 22 minutes, 28 seconds East 14.96 feet to the forks of the hollows, thence continuing with the boundary of Randy Buck and with the center of the hollow South 16 degrees, 14 minutes, 50 seconds West 26.94 feet, thence South 9 degrees, 38 minutes, 35 seconds West 40.53 feet, thence South 1 degrees, 22 minutes, 54 seconds East 91.59 feet, thence South 10 degrees, 48 minutes, 25 seconds East 122.99 feet, thence South 41 degrees, 36 minutes, 23 seconds East 31.31 feet, thence South 20 degrees, 55 minutes, 46 seconds East 190.83 feet to a point in the center of the hollow also a point in the boundary of a tract of land belonging to Timothy E. McConnell (Record Book 19, Page 112); Thence leaving the hollow and the boundary of Randy Buck and with the boundary of McConnell South 65 degrees, 30 minutes, 50 seconds West 263.00 feet to 1/2" pipe a point in the boundary of a tract of land belonging to Earl Outland (Record Book 69, Page 1896); Thence leaving the boundary of McConnell and with the boundary of Outland North 13 degrees, 17 minutes, 16 seconds West 180.24 feet to 10" oak a point in the boundary of a tract of land belonging to Earl and Adele Outland (Record Book 82, Page 412); Thence continuing with the boundary of Outland North 10 degrees, 35 minutes, 28 seconds West 238.19 feet to iron pin, thence South 67 degrees, 32 minutes, 21 seconds West 393.81 feet to iron pin on the east margin of Sugar Creek Road; Thence leaving the boundary of Outland and with the east margin of Sugar Creek Road and a leftward curve of the road having a delta angle of 13 degrees, 12 minutes, 43 seconds, a radius of 527.44 feet, a length of 121.6234 feet and a chord of North 6 degrees, 02 minutes, 04 seconds West 121.35 feet, thence North 21 degrees, 51 minutes, 48 seconds West 226.33 feet to iron pin on the east margin of Sugar Creek Road; Thence leaving the east margin of Sugar Creek Road and severing the parent tract North 69 degrees, 39 minutes, 48 seconds East 442.55 feet to 24" walnut, thence North 34 degrees, 08 minutes, 20 seconds West 356.47 feet to a iron pin on the east margin of Sugar Creek Road; Thence with the east margin of Sugar Creek Road North 43 degrees, 42 minutes, 00 seconds East 189.63 feet to 1/2" pipe

in the center of the Old Sugar Creek Road a point in the boundary of a tract of land belonging to Ray Buck (Deed Book S-3, Page 295 and Deed Book O-2, Page 381); Thence leaving the east margin of Sugar Creek Road and with the center of the Old Sugar Creek Road and the boundary of Ray Buck North 66 degrees, 40 minutes, 07 seconds East 80.93 feet, thence North 59 degrees, 25 minutes, 01 seconds East 158.29 feet to the point of beginning, containing 9.79 acres as surveyed by Carlen J. Wiggins Jr., R.L.S. 2323, plat dated July 26, 2019 and being all of a tract of land recorded in Deed Book O-3 at Page 235 R.O.J.C.T. and a portion of a tract of land recorded in Minute Book W, Page 268 Office of the Chancery Court of Jackson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee(s), his/her/their heirs and assigns in fee simple forever.

Grantor(s) covenants that Grantor(s) is/are lawfully seized and possessed of said real estate, has/have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered; and, Grantor(s) will forever warrant and defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this instrument to be executed on this 6 of August 2019.



BAYLESS EUGENE BUCK


CAROLYN ANN BUCK

STATE OF TENNESSEE
COUNTY OF JACKSON

Before me, WILLIAM L. DRAPER a duly appointed and serving notary public in and for the State and County aforesaid, personally appeared BAYLESS EUGENE BUCK AND CAROLYN ANN BUCK, with whom I am personally acquainted [or proved to me on the basis of satisfactory evidence], and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 6 day of August, 2019


Notary Public
My Commission Expires: 13 March 2023



AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF JACKSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is \$ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.


Affiant/Gantee

Sworn and subscribed to before me this 8th of August 2019


Register of Deeds

app 8-31-22



BK/PG: 93/1169-1172
19001267

4 PGS-AL-WARRANTY DEED	
TAMMY BATCH: 32960	08/08/2019 - 02:06:54 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, JACKSON COUNTY
KIMBERLY BARHAM
REGISTER OF DEEDS