

This instrument prepared by: James D. White, Jr.
Attorney at Law
Route 3, Box 1
Celina, TN 38551

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

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Billy Ray Spears, et ux. Address: East Lake Avenue
City: Celina State: TN Zip: 38551
Map 79, Parcel 3.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged, I, ARTHUR BRONSTETTER, hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer and convey unto BILLY RAY SPEARS and wife, MILDRED SPEARS, hereinafter called Grantees, their heirs and assigns, that certain tract or parcel of land situated, lying and being in the 3rd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

BEGINNING on a fence post on the North side of Mill Creed Road, said post located South 48 deg. 04' West 100 feet from the Southeast corner of a barn and being a point in the Arden Bronstetter line; thence severing the Bronstetter land with a line running with a fence first North 54 deg. 09' East 90.3 feet; thence North 48 deg. 04' East 159 feet; thence South 68 deg. 09' East 38.2 feet; thence North 61 deg. 43' East 778.3 feet to a fence post on top a ridge; thence leaving the fence and running with the meanders of an old log road First North 06 deg. 16' East 180 feet; thence North 22 deg. 23' East 196 feet; thence North 30 deg. 25' East 191.9 feet; thence North 46 deg. 25' East 250 feet; thence North 33 deg. 51' East 212 feet; thence North 13 deg. 35' East 227 feet; thence North 01 deg. 36' East 131 feet; thence North 33 deg. 04' East 285 feet; thence North 14 deg. 39' East 285.3 feet; thence North 00 deg. 12' West 152.7 feet; thence North 11 deg. 25' West 144 feet; thence North 20 deg. 48' West 206.2 feet; thence North 00 deg. 41' East 134.5 feet; thence North 04 deg. 08' West 457.0 feet to a steel rod, a point in the Milt Pennington line; thence running with the Pennington line and crossing a hollow first South 86 deg. 33' East 537.8 feet to a stake on the center of a ridge, a corner with land previously owned by Granville Gilpatrick; thence running with the Gilpatrick line first South 06 deg. 36'

West 293.2 feet; thence South 03 deg. 09' West 248.4 feet; thence South 02 deg. 15' West 351.0 feet; thence South 35 deg. 23' East 273.2 feet; thence South 30 deg. 33' East 257.5 feet; thence South 08 deg. 11' East 302.0 feet; thence South 13 deg. 51' East 247.2 feet; thence South 08 deg. 12' West 166.4 feet; thence South 07 deg. 47' West 167.5 feet; thence South 15 deg. 39' East 244.0 feet; thence South 13 deg. 54' East 154.0 feet; thence South 17 deg. 16' West 174.1 feet; thence South 12 deg. 38' West 179.0 feet; thence South 33 deg. 59' East 168.1 feet; thence South 03 deg. 58' East 125.0 feet; thence South 06 deg. 04' East 151.3 feet; thence South 25 deg. 04' West 105.2 feet; thence South 39 deg. 05' West 147.4 feet; thence South 08 deg. 01' West 306.6 feet to a fence post on the North side of a gravel road; thence crossing the road to a fence South 04 deg. 19' West 94.4 feet; thence running with the fence South 11 deg. 38' East 234.8 feet; thence leaving the fence South 73 deg. 28' East 368.3 feet; thence South 42 deg. 19' East 76.8 feet to a stake in the center of the ridge, a corner with Gilpatrick and the Langford heirs; thence running with the Langford line South 28 deg. 51' West 622.7 feet to a point in the center of Mill Creek; thence running with the Creek first North 80 deg. 28' West 200 feet; thence South 83 deg. 44' West 150.0 feet; thence South 6 deg. 50' West 383 feet; thence South 85 deg. 04' West 266 feet; thence South 64 deg. 43' West 268 feet; thence South 59 deg. 37' West 122 feet; thence South 83 deg. 44' West 358 feet; thence North 81 deg. 29' West 220 feet; thence North 89 deg. 06' West 290 feet; thence North 81 deg. 30' West 101 feet; thence North 52 deg. 35' West 184 feet to a point in the center of Mill Creek; thence leaving the Creek and severing the Arden Bronstetter land with a line and fence running first North 49 deg 06' East 1140.1 feet to a stake on the North side of Mill Creek Road; thence running with the road and a fence first North 37 deg. 21' West 439 feet; thence North 42 deg. 25' West 913.2 feet to the beginning and containing 158 acres, more or less.

However there is excluded in this conveyance and above description a lot or parcel of land described as follows:

Beginning at a point where a gravel road intersects the Mill Creek road on a stake; thence Northeastwardly with gravel road 500 feet to a stake; thence Northwestwardly 125 feet to a stake; thence Southwestwardly 500 feet to edge of Mill Creek Road; thence Southeastwardly with Mill Creek Road 125 feet to the beginning.

And being the same lands conveyed to Arthur Bronstetter herein by deed from Arden Bronstetter, dated January 18, 1979, recorded in Deed Book 37, pages 51-53, Register's Office of Clay County, Tennessee, and by deed of correction dated January 30, 1979, and recorded in Deed Book 37, pages 91-94, Register's Office of Clay County, Tennessee, and by that certain Agreed Order entered in the Case of Della Bronstetter v. Arthur Bronstetter, et al., filed in the United States District Court for the Middle District of Tennessee, Case Number 81-2030-M, and recorded in Deed Book 40, pages 687-690, Register's Office of Clay County, Tennessee.

There is also EXCLUDED and NOT INCLUDED in the above described property the following tracts of land, to-wit:

TRACT NO. 1: BEGINNING at a point in the existing right-of-way of Wet Mill Creek Road, a point 15 feet South from Centerline Station 3+35.5; thence running South 78 deg. 46' 16" West 15 feet; thence running North 11 deg. 13' 45" West 20 feet; thence running a curve

with the radius of 78.29 feet, length 39.53 feet; thence running North 37 deg. 13' 45" West 27.51 feet; thence running with a curve with the radius of 105.33 feet, length 53.31 feet; thence running North 66 deg. 13' 45" West 10 feet; thence North 23 deg. 46' 15" East 15 feet to a point in the existing right-of-way, a point 15 feet South from station, containing 0.056 acres, more or less.

TRACT NO. 2: BEGINNING at a point 15 feet North from Centerline Station 1+60; thence running North 23 deg. 46' 15" East 15 feet; thence running South 66 deg. 13' 45" East 10 feet; thence running in a curve with a radius of 165.33 feet, 83.68 feet in length, to a point; thence running South 37 deg. 15' 45" East 27.51 feet; thence running in a curve with a radius of 138.29 feet, length 62.75 feet to a point; thence running South 78 deg. 46' 16" West 15 feet to a point in the existing right-of-way of Wet Mill Creek Road, a point 15 feet North from Centerline Station 3+15.15, containing 0.051 acres, more or less.

And being the same lands conveyed to the Clay County Highway Department by warranty deed from Arthur Bronstetter dated March 24, 1983, and recorded in Deed Book 43, pages 22-23, Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belong to the said Grantees, their heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good and lawful 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 12th day of December, 1991.

Arthur Bronstetter
ARTHUR BRONSTETTER

STATE OF TENNESSEE

COUNTY OF CLAY

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named ARTHUR BRONSTETTER, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 1991.



James F. Reese
NOTARY PUBLIC

My Commission Expires: 12-15-95

CLAY COUNTY, TENNESSEE

State Tax on Transfers and Mortgages
(Item S, General Revenue Act)

Transfer Tax \$ 92.50

Mortgage Tax 11.00

Clerk's Fee 109.50

Total Paid 213.00

Receipt No. 14978

Received by G. J.

Date 12-12-1991

STATE OF TENNESSEE
COUNTY OF CLAY

Received for record on the 12 day of Dec., 1991 at 9:30 A.M.

and Recorded in Volume 55 of Warrants

Books on page 128-131, Noted Note

Book No. 94, Page 144

Ray Tragg, Register

By [Signature], D. R.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$52,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Billy Ray Spivey
Affiant

Subscribed and sworn to before me this the 12 day of Dec, 1991

Ray Tragg

