

This instrument prepared by:
Benchmark Title Company
110 Court Square - P.O. Box 747
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):

Channie Newberry
P. O. Box 362
Red Boiling Springs, TN 37150

MAP: 43 PARCEL: 44.08

FOR AND IN CONSIDERATION of Thirty Three Thousand Seven Hundred Fifty and 00/100 (\$33,750.00) Dollars, cash in hand paid by the Grantee to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, we, **Donald C. Jenkins and wife, Sharon Parker Jenkins**, have bargained and sold, and by these presents do transfer and convey unto, **Channie Newberry**, his heirs and assigns, a certain tract or parcel of land in the 6th Civil District of Macon County, Tennessee, as follows:

BEGINNING at an iron pin old at the north margin of Whitson Hollow Road, being the southeast corner of this tract and a corner to A.B. Murphy property described in Deed Book 201, Page 380;

THENCE with the north margin of Whitson Hollow Road south 62 degrees 34 minutes 00 seconds west 170.11 feet to a point; south 68 degrees 01 minutes west 82.45 feet to an iron pin new, being a corner to tract 3B of the Swindle and Wix property;

THENCE with tract 3B of the Swindle and Wix property north 17 degrees 54 minutes 19 seconds west 1800.00 feet to an iron pin new; north 50 degrees 22 minutes 01 seconds west 628.12 feet, passing a 16" walnut in a fence at the south bank of the branch, to a point in the branch, being in the line of James Parkhurst property described in Deed Book 71, Page 329;

THENCE with Parkhurst and the center of the branch for the next 7 calls north 74 degrees 42 minutes 56 seconds east 44.75 feet to a point; north 85 degrees 21 minutes 05 seconds east 43.10 feet to a point; south 60 degrees 54 minutes 11 seconds east 35.80 feet to a point; north 86 degrees 53 minutes 21 seconds east 95.99 feet to a point; north 66 degrees 25 minutes 05 seconds east 149.90 feet to a point; south 76 degrees 00 minutes 04 seconds east 74.21 feet to a point; north 68 degrees 11 minutes 55 seconds east 110.00 feet to a point, being a corner to Channie Newberry property described in Deed Book 198, Page 194;

THENCE with Newberry south 33 degrees 32 minutes 00 seconds east 20.00 feet to an iron pin old; south 33 degrees 32 minutes 00 seconds east 549.86 feet to an iron pin old; south 5 degrees 19 minutes 01 seconds east 107.52 feet to an iron pin old; south 12 degrees 09 minutes 12 seconds west 137.19 feet to an iron pin old; south 17 degrees 40 minutes 00 seconds east 1226.51 feet to an iron pin old; south 19 degrees 15 minutes 00 seconds east 217.51 feet to the point of beginning containing 15.00 acres more or less.

INCLUDED in the above 15.00 acres is an ingress and egress easement to Channie Newberry property described in Deed Book 198, Page 914, and is described as follows:

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PARCEL
RICKY SHOULDERS
ASSESSOR OF PROPERTY

BEGINNING at an iron pin old at the north margin of Whitson Hollow Road being the southeast corner of this easement and a corner to A.B. Murphy property described in Deed Book 201, Page 380;

THENCE with line describing the boundary of the easement south 62 degrees 34 minutes 00 seconds west 50.51 feet to a point; north 19 degrees 15 minutes west 224.70 feet to a point; north 7 degrees 25 minutes 02 seconds west 162.42 feet to a point; north 10 degrees 56 minutes east 44.04 feet to a point; south 17 degrees 40 minutes 00 seconds east 197.11 feet to a point; south 19 degrees 15 minutes east 217.51 feet to the point of beginning.

BEING the same property conveyed to Donald C. Jenkins and wife, Sharon Parker Jenkins from Robert B. Jenkins and wife, Linda Gail Jenkins, by Quitclaim Deed dated June 16, 2006, recorded June 19, 2006, in Deed Book 277, Page 4, Register's Office of Macon County, Tennessee.

Subject to restriction(s) of record in Deed Book 209, Page 423, Register's Office of Macon County, Tennessee.

Subject to easement(s) of record in Deed Book 277, Page 4, and Deed Book 198, Page 194, Register's Office of Macon County, Tennessee.

Subject to Tri-County Electric easement of record in Deed Book 214, Page 125, Register's Office of Macon County, Tennessee.

Possession with deed.

2011 taxes shall be prorated.

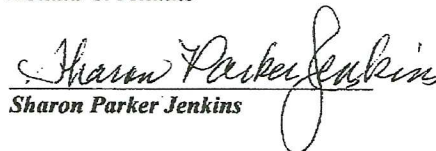
This property is not the principal address of the grantor(s).

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, *Channie Newberry*, his heirs and assigns, forever. And we covenant with the said, *Channie Newberry*, that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it and the same is unencumbered, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said, *Channie Newberry*, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 9th day of August, 2011.


Donald C. Jenkins


Sharon Parker Jenkins

STATE OF TENNESSEE
COUNTY OF MACON

Before me, a Notary Public in and for said State and county, personally appeared, **Donald C. Jenkins and wife, Sharon Parker Jenkins**, with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Lafayette, Tennessee, this the 9th day of August, 2011.

MY COMMISSION EXPIRES: 5/20/15 *Julie L. Jones*
NOTARY PUBLIC

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF MACON
NOTARY PUBLIC
JULIE L. JONES

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is **\$33,750.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Shannie Newberry
AFFIANT

Subscribed and sworn to before me this 9th day of August, 2011.

MY COMMISSION EXPIRES: 5/20/15 *Julie L. Jones*
REGISTER OR NOTARY

STATE OF TENNESSEE
COUNTY OF MACON
NOTARY PUBLIC
JULIE L. JONES

jij/RE-11863 D. Jenkins, et ux to C. Newberry deed

BK/PG: WD307/385-387

11001899

3 PGS : AL - WARRANTY DEED	
NANCY BATCH: 24329	
08/11/2011 - 09:18:32 AM	
VALUE	33750.00
MORTGAGE TAX	0.00
TRANSFER TAX	124.88
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	142.88

STATE OF TENNESSEE, MACON COUNTY
MELINDA FERGUSON
REGISTER OF DEEDS

This instrument prepared by:
CHRISTI L. DALTON
Attorney at Law
105 Public Square
Lafayette, TN 37083

MAP: 043
PARCEL: 044.09

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO:
CHANNIE NEWBERRY S A M E
P.O. Box 362
Red Boiling Springs TN 37150

FOR AND IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND AND 00/100 (\$25,000.00) DOLLARS, cash in hand paid by the Grantee to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, We, **HILLAS SWINDLE and wife, ELIZABETH SWINDLE**, have bargained and sold, and by these presents do transfer and convey unto the said **CHANNIE NEWBERRY**, his heirs and assigns, a certain tract or parcel of land in the Sixth (6th) Civil District of Macon County, State of Tennessee, described as follows, to-wit:

TRACT 3BB:

BEGINNING at an iron pin new in the northerly line of Whitson Hollow Road, being the southwest corner of this tract and also a corner to tract 3BA of the Hillas Swindle property; thence leaving the northerly line of Whitson Hollow Road with the line of tract 3BA north 17 degrees 54 minutes 19 seconds west 1342.44 feet to an iron pin new; thence south 72 degrees 05 minutes 41 seconds west 234.99 feet to an iron pin new, being in the line of Phillip and Barbara Hord as described in deed book 212 page 177; thence leaving tract 3BA with the line of Hord north 38 degrees 01 minutes 38 seconds west 1028.81 feet to a point in the center of the branch, being in the line of Billy Joe and Frances Carver as described in deed book 243 page 106; thence leaving Hord with the line of Carver, and the center of the branch for the next 3 calls, north 46 degrees 58 minutes 17 seconds east 76.10 feet to a point; thence north 73 degrees 40 minutes 05 seconds east 188.08 feet to a point; thence north 74 degrees 42 minutes 57 seconds east 26.95 feet to a point, being a corner to Robert and Linda Gayle Jenkins as described in deed book 261 page 50; thence leaving Carver with the line of Jenkins south 51 degrees 41 minutes 10 seconds east 638.62 feet to an iron pin old; thence south 17 degrees 54 minutes 19 seconds east 1800.00 feet to an iron pin old, being in the northerly line of Whitson Hollow Road; thence leaving Jenkins with the northerly line of Whitson Hollow Road south 68 degrees 00 minutes 59 seconds west 50.13 feet to the point of beginning containing 10.00 acres more or less, according to survey by Steven Michael Holland, Registered Land Surveyor, Tennessee Number 2337, Holland Land Surveying, address 275

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GP 44.09
COMPLETE
SPLIT
RICKEY SHOULDER
ASSESSOR OF PROPERTY

Hunt Lane, Lafayette, Tennessee, 37083, dated June 16, 2005, drawing number 970101.

Subject to all rights-of-way, easements, and restrictions of record.

Also conveyed is a 50 foot easement across the front of tract 3BA in order to reach the above described tract.

RESTRICTIONS:

1. No mobile home placed on property can be more than 10 years old when set up.
2. No inoperable vehicles can be parked or stored on this property.

BEING a portion of the same property conveyed to Margaret Fincher Wix and Hillas Swindle and wife, Elizabeth Swindle by Trustee's Deed from James W. Chamberlain, Substitute Trustee, dated May 1, 1998, and recorded in Deed Book 219, page 332, and by Warranty Deed from Gary Wix, Danny Wix and Larry Wix, heirs of Margaret Fincher Wix, dated March 13, 2000, and recorded in Deed Book 232, page 183, Register's Office, Macon County, Tennessee.

Possession of property shall be given to Grantee with deed.

2012 taxes to be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said **CHANNIE NEWBERRY**, his heirs and assigns, forever. And we do covenant with the said **CHANNIE NEWBERRY**, that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **CHANNIE NEWBERRY**, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND(S), this 16 day of April, 2012.

Hillas Swindle
HILLAS SWINDLE

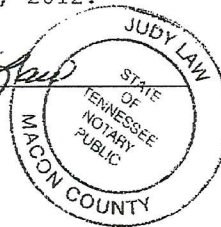
Elizabeth Swindle
ELIZABETH SWINDLE

STATE OF TENNESSEE)
COUNTY OF MACON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HILLAS SWINDLE and wife, ELIZABETH SWINDLE**, the bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, at Lafayette, Tennessee, this 16 day of April, 2012.

Judy Lay
NOTARY PUBLIC



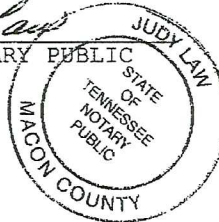
MY COMMISSION EXPIRES: 6/18/13

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is \$25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Shannie Pemberry
AFFIANT

Subscribed and sworn to before me this the 16 day of April, 2012.

Judy Lay
REGISTER OR NOTARY PUBLIC



MY COMMISSION EXPIRES: 6/18/13

j1/6816

BK/PG: WD311/183-185

12000929

3 PGS: AL - WARRANTY DEED	
MELINDA BATCH: 28117	
04/16/2012 - 03:56:29 PM	
VALUE	25000.00
MORTGAGE TAX	0.00
TRANSFER TAX	92.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	110.50

STATE OF TENNESSEE, MACON COUNTY
MELINDA FERGUSON
REGISTER OF DEEDS