

41
31
MAP GP CTL/MAP PARCEL
N/C SPLIT COMB
HARVEY STOWERS
ASSESSOR OF PROPERTY
FENTRESS COUNTY

3.00
18.00

Prepared By: James P. Romer
Attorney at Law
P.O. Box 797
Jamestown, TN 38556

GENERAL WARRANTY DEED
FOR AN EXCHANGE OF PROPERTY

Not subject to transfer tax

For good and valuable consideration received, including an exchange of property among the parties, wherein the grantors are obtaining property in Overton County, Tennessee, we, **WHITNEY MIDDLEBROOK COOPER** and **TONYA MIDDLEBROOK JARED**, the daughters and sole heirs at law of their mother, **Sonia Davis Middlebrook**, one of the children of **Edgar Davis** and **Gracie Davis**, who died in 2008, do hereby quitclaim and convey unto **DENNIS DAVIS, EDGAR DAVIS, JR., GAIL DAVIS GREER, ERNEST DAVIS, LILLIE DAVIS PRICE, SIDNEY DAVIS, RICKY DAVIS, REX DAVIS, and JOSIE DARLENE DAVIS WEST**, who are all of the remaining children and sole surviving heirs of **Edgar Harry Davis** and **Gracie Davis**, deceased, the following described real estate:

TRACT ONE:

Lying and being in the Third Civil District of Fentress County, Tennessee, and lying on the head waters of Crab Creek, and bounded by the lands of H.C. Beaty, Quince Hinds, M.R. Millsaps place, Rock Ridge Road, and L.B. Blevins place, and known as the Llewellen place, Lewis Davis place, and Mack Buck place, and fully described in a deed from G.W. Reagan and wife, to S.S. Davis, which is recorded in the Register's Office of Fentress County, Tennessee, in Book O-2, Page 572, to which reference is made for full and complete description, containing 100 acres, more or less.

There is EXCLUDED Gail Greer's homeplace described in Deed Book W-4, Page 7, in the Register's Office of Fentress County, Tennessee, for two acres, together with an easement for water and power to serve the house. This parcel is now shown as Parcel 18.01 on Tax Map 31.

Being the same lands described in a deed from Ricky Davis, conveying his interest to Dennis Davis, recorded February 20, 2003, in Book 41, Page 409, in the Register's Office of Fentress County, Tennessee.

This property is assessed for 259 acres.

Map 31, Parcel 18.00

TRACT TWO:

Lying and being in the Third Civil District of Fentress County, Tennessee, and more particularly described as beginning at a white oak running westwardly with a marked line to a road; thence with the road westwardly and southwestwardly to a set stone; thence a straight line eastwardly to the beginning, containing 10 acres, more or less, this being a part of the A.A. Wilson tract of land, being all of the A.A. Wilson tract I own to the south side of said road.

TRACT THREE:

Lying and being in the Third Civil District of Fentress County, Tennessee, and beginning at the Willie Harris line at the J.T. Ledbetter corner in Mace Hollow in Little Crab Community, running thence westwardly with said hollow to the Lonza South line; thence southwardly to a stone corner, being Lonza South's southeast corner; thence westwardly with South's line to a rock corner near a branch; thence northwardly about 4½ poles to Goble Beaty's corner; thence southwardly with Beaty's line to a set stone corner; thence southwardly 208 feet with Joe Kelly Stockton's line; thence westwardly 208 feet with Stockton's line and Greer's line; thence southwestwardly to a white oak corner; thence southwestwardly to a locust stump and ash sprouts, the old Storie corner; thence southwestwardly with Storie's line to a double chestnut oak; thence southeastwardly with Cobb's line to a chestnut oak on bluff; thence eastwardly with bluff and Cobb and Buck line to Malone's line at Buck's corner; thence northwardly with marked line to a set stone near top of hill, Jim Beaty's corner; thence a straight line eastwardly with Malone's line to a set stone at Old Dry Top Road; thence with said road eastwardly to its forks; thence northwardly with road to a set stone at Willie Harris' corner; thence northwardly with Harris' line to the beginning, containing 200 acres, more or less.

EXCLUDING about one acre, being the Wilson Cemetery, and about one acre on Dry Top Road where Sloan's Quarry is located. EXCLUDING also mineral rights heretofore reserved by H.C. Cravens on the Willie Mullinix tract.

There is EXCLUDED a tract of 10 acres now owned by William Merchant within the bounds of the tract shown on the tax map as Parcel 12.01, the deed to William Merchant being recorded in Deed Book W-4, Page 430, in the Register's Office of Fentress County, Tennessee, which had been previously conveyed by Ben Pennycuff in Deed Book N-3, Page 542, in the Register's Office of Fentress County, Tennessee.

This tract is also subject to a Boundary Line Decree as filed in Deed Book E-7, Page 9, in the Register's Office of Fentress County, Tennessee, in a lawsuit which was styled Greer vs. Taylor, #89-19, in the Chancery Court.

Being the same lands described in deeds from Rex Davis and wife, Jasmine Davis, to Ernest Davis and wife, Deborah Davis, recorded March 6, 2001, in Book 10, Page 668, and from Ricky Nelson Davis to Ernest Davis and wife, Deborah Davis, recorded March 14, 2002, in Book 26, Page 117, both being recorded in the Register's Office of Fentress County, Tennessee, conveying their respective interests.

These properties are assessed for 288 acres.

Map 41, Parcel 3.00

The previous and last conveyance being the Amended Order in the case of Davis v. Davis, Civil Action No. 4077, in the Circuit Court for Fentress County, Tennessee, filed in Deed Bok M-6, Page 643, on July 1, 1987, in the

Register's Office of Fentress County, Tennessee, vesting title in them following the deaths of Gracie Orangie Davis and Edgar Harry Davis who have since deceased. Also a deed from Ricky Davis, conveying his interest in Map 31, Parcel 18.00, to Dennis Davis, recorded in Book 41, Page 409, in the Register's Office of Fentress County, Tennessee, on February 20, 2003. Also a deed from Rex Davis and wife, Jasmine Davis, to Ernest Davis and wife, Deborah Davis, recorded in Book 10, Page 668, on March 6, 2001, in the Register's Office of Fentress County, Tennessee. Also a deed from Ricky Nelson Davis to Ernest Davis and wife, Deborah Davis, recorded in Book 26, Page 117, on March 14, 2002, in the Register's Office of Fentress County, Tennessee. These involved Map 41, Parcel 3.00, the Pennycuff tracts.

Tax notices may be mailed to the grantees in care of Edgar Davis, Jr. at 5410 Bob Lynn Rd, Cookeville, TN 38501,

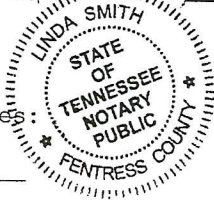
TO HAVE AND TO HOLD unto grantees in fee simple. Grantors covenant lawful seizin and possession, right to convey, and that the land is unincumbered, and will warrant and defend the title thereto against all lawful claims. This 6 day of ~~February~~ March, 2014.

Whitney Middlebrook Cooper
WHITNEY MIDDLEBROOK COOPER

Tonya Middlebrook Jared
TONYA MIDDLEBROOK JARED

STATE OF Tenn
COUNTY OF Fentress

Before me, the undersigned Notary Public, this day personally appeared Whitney Middlebrook Cooper, the bargainer, with whom I am personally acquainted, and acknowledged the execution of the above deed for the purposes therein contained, as witness my hand and official seal, this 6 day of March, 2014.



Linda Smith
NOTARY PUBLIC

My Commission expires:

1-29-18

STATE OF Tennessee
COUNTY OF Putnam

Before me, the undersigned Notary Public, this day personally appeared Tonya Middlebrook Jared, the bargainer, with whom I am personally acquainted, and acknowledged the execution of the above deed for the purposes therein contained, as witness my hand and official seal, this 10th day of March, 2014.



Jessica S. Reitor
NOTARY PUBLIC

My Commission expires:

2-22-17

STATE OF TENNESSEE
COUNTY OF FENTRESS

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

Genia Smith Agent
AFFIANT

Sworn to and subscribed before me on this the 10 day of ~~February~~, 2014.
March

Mallory Dawn Smith
NOTARY PUBLIC

My Commission expires:

1-29-18



BK/PG: 223/737-740

14000598

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|-----------------------------------------------|-------|
| 4 PGS:AL GENERAL WARRANTY FOR EXC | |
| AWRIGHT BATCH. 32065 03/11/2014 - 10 33:10 AM | |
| VALUF | 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, FENTRESS COUNTY
FAYE STEPHENS