

This Instrument Prepared From Information
Furnished By the Parties Herein for which
the Preparer assumes no responsibility.

GENERAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, we, **ERNEST DAVIS** and wife, **DEBORAH DAVIS**, do hereby convey to **DENNIS S. DAVIS**, of 4601 Upper Crab Road, Jamestown, TN 38556, who will be responsible for future real estate taxes, in fee simple, the following described tracts of land:

Tract One:

Situated in the County of Fentress, State of Tennessee, about 3 miles north of the Town of Jamestown and on the east side of State Highway No. 28, known as Alvin C. York Highway, and beginning on a set stone in the right-of-way line of said highway, which set stone is the southwest corner of a 3 acre tract conveyed by former grantors to Warden H. Roysden and wife, on June 26, 1944; running thence from said point of beginning, south 87 degrees east with said Warden H. Roysden south line, 40 poles and 19 links to a set stone, his southeast corner; thence south 3 degrees west 19 poles and 5 links to a set stone, the northwest corner of a 2 acre tract conveyed by former grantors to Owen Roysden and wife, by deed dated September 13, 1945; thence north 87-3/4 degrees west with the north line of said Owen Roysden 2 acre tract 36 1/2 poles to a set stone in the right-of-way line of said highway; thence northward with the same to the place of beginning, containing 4 1/2 acres, more or less.

Being the same lands described in a deed from Hugo Gernt, Arthur Gernt, and Walter Gernt, Executors of the Will and Trustees of the Estate of Bruno Gernt, deceased, and Hugo Gernt and Arthur Gernt, Individually, to Warden H. Roysden and wife, Velma Roysden, dated November 19, 1946, and recorded in Deed Book N-3, Page 37, in the Register's Office of Fentress County, Tennessee.

Tract Two:

In the First Civil District of Fentress County, Tennessee, about three miles north of the Jamestown Courthouse on the east side of Highway 127, formerly Highway 28 and beginning at an iron stake on the east side of said highway at a point 40 feet northwardly from the northeast corner of the tract of land now owned by Jay Moon and running with said highway, north 1 degree 50 minutes west 78.7 feet to an iron stake; thence north 87 1/2 degrees east 276.75 feet to an iron stake; thence south 1 degree 50 minutes east 78.7 feet to an iron stake, same being at a point 40 feet north of the Jay Moon property; thence south 87 1/2 degrees west 276.75 feet to the beginning, containing one-half acre, more or less.

Being a portion of the lands described in a deed from Hugo Gernt, Arthur Gernt, and Walter Gernt, Executors of the Will and Trustees of the Estate of Bruno Gernt, deceased, and

127.01
127.00
43
MAP CTL/MAP PARCEL
NIC SPLIT COMB
JAGER COMPTON
A. LESSOR OF PROPERTY
FENTRESS COUNTY
JAMESTOWN, TN 38556

Prepared by:
SKIDMORE NEALE
GARRETT
Attorney-At-Law
Jamestown, TN.

Hugo Gernt and Arthur Gernt, Individually, to Warden H. Roysden and wife, Velma Roysden, dated November 19, 1946, and recorded in Deed Book N-3, Page 37, in the Register's Office of Fentress County, Tennessee.

Map 43, Parcel 127.01

The land in Tract Two is included in the description for Tract One. Tract Two was previously split off from Tract One but was reunited by reconveyance to Velma Roysden Winningham. Description is provided herein for further reference.

Tract Three:

Lying and being in the County of Fentress, State of Tennessee, about three miles north of Jamestown, Tennessee, and on the east side of the Alvin C. York Highway; and being part of Entry No. 509, Grant No. 6411, and beginning on a set stone in the right-of-way line of said highway, said point of beginning being the southwest corner of an eight acre tract conveyed by former grantors to Corda Russell; thence running south 3 degrees west with the east side of said highway, 12 poles to a set stone, negro pine, and white oak pointers; thence south 87 degrees east 40 poles and 19 links to a set stone, hickory, white oak, and pine pointers; thence north 3 degrees east 12 poles to a set stone, black oak, white oak, and pine pointers, said set stone being the southeast corner of said Corda Russell 8 acre tract; thence north 87 degrees west with the south line of said Corda Russell tract 40 poles and 19 links to the place of beginning, containing three acres, more or less.

Being the same lands described in a deed from Hugo Gernt, Arthur Gernt, and Walter Gernt, Executors of the Will and Trustees of the Estate of Bruno Gernt, deceased, and Hugo Gernt and Arthur Gernt, Individually, to Warden H. Roysden and wife, Velma Roysden, dated June 26, 1944, and recorded in Deed Book I-3, Page 382, in the Register's Office of Fentress County, Tennessee.

Tract One and Three comprising Map 43, Parcel 127.

EXCLUDING the tract of land conveyed in a deed from Warden H. Roysden and wife, Velma Roysden, to Ralph Cargile and wife, dated February 16, 1950, and recorded in Deed Book T-3, Page 153, on November 2, 1951, at 9:37 a.m., in the Register's Office of Fentress County, Tennessee.

EXCLUDING the tract of land conveyed in a deed from Ernest Davis and wife, Deborah Davis, to Wayne Ray Stephens and wife, Lois June Stephens, dated, acknowledged and recorded August 30, 2001, in Book 18, Pages 33-35, in the Register's Office of Fentress County, Tennessee.

The last and previous conveyance of the above Tracts One (1), Two (2), and Three (3) being a deed from Robert Roysden, Donald Roysden, Willene Roysden Crockett, Darlene Roysden King, and Brenda Roysden Robbins, being the sole and only heirs at law of Velma Roysden Winningham, deceased, and Robert Roysden and Darlene Roysden King, Co-Executors of the Last Will and Testament of Velma Roysden Winningham,

deceased, to Ernest Davis, and wife, Deborah Davis, dated and acknowledged October 25, 1997 and recorded October 27, 1997, in Deed Book Y-7, Page 258, in the Register's Office of Fentress County, Tennessee.

With the hereditaments and appurtenances thereto appertaining, I covenant that I am lawfully seized in fee simple in the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except: **Mineral reservations made by prior owners.**

And I will forever warrant and defend the said premises and title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, I hereto have duly executed this General Warranty Deed this the 29 day of July, 2002.

Ernest Davis
ERNEST DAVIS, Grantor

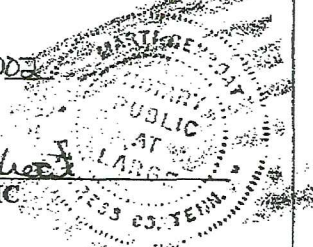
**STATE OF TENNESSEE
COUNTY OF FENTRESS**

Personally appeared before me, a Notary Public for the said county and state, ERNEST DAVIS, the within named bargainor with whom I am personally acquainted or from whom I obtained sufficient identification and who acknowledged that she executed the within named instrument for the purposes therein contained.

Witness my hand this 29 day of July, 2002

My Commission Expires: 8-23-04

Marta Rebeck
NOTARY PUBLIC



Deborah Davis
DEBORAH DAVIS, Grantor

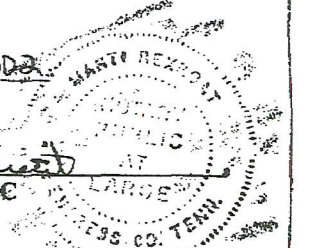
**STATE OF TENNESSEE
COUNTY OF FENTRESS**

Personally appeared before me, a Notary Public for the said county and state, DEBORAH DAVIS, the within named bargainor with whom I am personally acquainted or from whom I obtained sufficient identification and who acknowledged that she executed the within named instrument for the purposes therein contained.

Witness my hand this 29 day of July, 2002

My Commission Expires: 8-23-04

Marta Rebeck
NOTARY PUBLIC



I or we swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$20000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Leboath

Affiant

Subscribed and sworn to before me this the 27 date of July 2002

Register Faye Stephens

Deputy Register Marti Rexroat



FENTRESS COUNTY, TENNESSEE
Receipt #: 28373
01:34 PM, On July 29, 2002
Recorded in Book 32 Pages 170 - 173
State Tax \$ 74.00 Register \$ 1.00
Records \$ 20.00 OFFEE \$ 2.00
TOTAL RECORDING AMOUNT \$ 97.00
Register Of Deeds : L. FAYE STEPHENS
Deputy Register : MARTI REXROAT
Inst # 2002878101-LR year: 2002
Book 32 Page 173