

Name and Address of Owner:		Map and Parcel Numbers:	
Larry Head	[	TRANSFERRED	
P.O. Box 468	[	MAP # 51 PAR # 7.00 COR #	
Celina, TN 38551	[	JUL 23 2004	
	[	Map _____, Group _____, Parcel _____	
	[	GARRY ANDERSON	
	[	ASSESSOR OF PROPERTY	
Name and Address of Persons Responsible for Taxes:		This Instrument Prepared On Information Furnished by the Parties	
Same as above	[	O'Mara & Johnson, P.L.L.C.	
	[	Attorneys at Law	
	[	317 West Spring Street	
	[	Cookeville, TN 38501	
	[	(931) 526-8812	
	[		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

M.A.P. LOWE FAMILY LIMITED PARTNERSHIP, a Tennessee Limited Partnership, hereinafter referred to as "Grantor", whether one or more, has this day bargained and sold and does hereby transfer and convey all its right, title and interest unto

LARRY HEAD,

his heirs and assigns, hereinafter referred to as "Grantee", whether one or more, certain real estate located in the First Civil District of Jackson County, Tennessee, described as follows, to-wit:

Beginning at a ½" rebar (new) in the east margin of Highway #56, being the northwest corner of Larry Dudney; thence with the east margin of Highway #56 N09°45'04"W 264.97' to a concrete monument; thence around a curve to the right an arc distance of 663.71' (Radius-640.00', Chord-634.37', Chord Bearing-N19°57'20"E) to a concrete monument in the south margin of Highway #56; thence with the south margin of Highway #56 N47°35'53"E 353.84' to a concrete monument at the intersection of the south margin of Highway #56 and the west margin of Baugh Hollow Lane; thence leaving the south margin of Highway #56 and with the west margin of Baugh Hollow Lane N89°11'53"E 103.65' to a concrete monument; thence N18°16'52"E 36.45' to a point; thence S57°21'43"E 46.86' to a point; thence around a curve to the right an arc distance of 170.92' (Radius-350.51', Chord-169.23', Chord Bearing-S43°23'32"E) to a point; thence S29°25'22"E 259.75' to a point; thence S32°00'12"E 416.44' to a point; thence around a curve to the right an arc distance of 293.23' (Radius-1389.00', Chord-292.69', Chord Bearing-S26°16'07"E) to a point; thence S20°13'15"E 1815.23' to a point; thence continuing with the west margin of Baugh Hollow Lane around a curve to the left an arc distance of 204.01' (Radius-305.25', Chord-200.24', Chord Bearing-S39°22'03"E) to a point in the south margin of Baugh Hollow Lane; thence with the south margin of Baugh Hollow Lane S58°30'50"E 446.54' to a ½" rebar (new), being the northwest corner of the lands owned by Jackson County; thence leaving the south margin of Baugh Hollow Lane and with the west line of the lands owned by Jackson County S09°41'07"E 93.48' to a steel post (old) in a fence line; thence S26°07'05"W 369.67' to a concrete monument at a wood post fence corner; thence S13°07'56"E 1153.42' to a ½" rebar (new) at a wood post fence corner, being the southwest corner of the lands owned by Jackson County; thence with the south line of the lands owned by Jackson County N64°19'38"E 452.48' to a ½" rebar (new) at a wood post fence corner, being a corner of the lands owned by Jackson County; thence with an east line of the lands owned by Jackson County and

a fence line N11°00'05"E 997.83' to a concrete monument, being a corner of Kinnard, also being a corner of the lands owned by Jackson County; thence with a south line of Kinnard and a fence N69°34'19"E 98.82' to a wood post fence corner; thence N80°33'21"E 125.97' to a wood post; thence N73°46'49"E 367.31' to a ½" rebar (new) at a wood post, being a corner of Kinnard; thence with an east line of Kinnard and a fence N04°56'00"W 29.11' to a 24" hackberry; thence N25°29'08"E 109.45' to a 10" hackberry; thence N30°29'16"E 224.70' to a 14" elm; thence N11°13'59"E 140.34' to a wood post; thence N18°34'29"E 50.28' to a wood post; thence N11°38'05"E 116.47' to a wood post; thence N00°04'30"W 83.29' to a wood post; thence N74°41'19"W 21.51' to a ½" rebar (new); thence continuing with an east line of Kinnard and a fence N07°47'30"W 173.06' to a wood post; thence N54°21'51"E 27.83' to a ½" pipe (old) at a fence corner, being a corner of Kinnard, also being a corner of Anthony Hunter; thence with a south line of Anthony Hunter and a fence N53°19'50"E 67.05' to a fence corner; thence N60°51'56"E 204.77' to a 12" maple; thence S81°09'51"E 140.32' to a 30" beech; thence S86°05'39"E 146.53' to a ½" rebar (new), being a corner of Anthony Hunter, also being a corner of Roger Wright; thence with a south line of Roger Wright and a fence S53°31'28"E 217.54' to a ½" rebar (new) at a locust snag; thence S55°45'26"E 311.07' to a 4" maple; thence S63°24'35"E 165.73' to a 12" maple; thence S77°42'28"E 158.42' to a 24" maple; thence N87°17'31"E 312.43' to a ½" rebar (new) at a 30" maple; thence S53°58'18"E 26.26' to a ½" rebar (new) at a 34" maple; thence S30°50'27"E 351.68' to a 12" hickory; thence S57°11'24"E 308.30' to a 12" hickory; thence S51°48'34"E 101.96' to an 8" black gum; thence S47°43'51"E 120.96' to a ½" rebar (new) at a 10" hackberry; thence S62°02'06"E 76.95' to a 10" beech; thence continuing with a south line of Roger Wright and a fence S69°46'42"E 117.13' to a 12" post oak; thence S87°04'52"E 208.63' to an 8" ash; thence N87°23'20"E 114.88' to a ½" rebar (new) at a fence corner; thence S79°35'02"E 94.03' to a 4" maple; thence S66°33'35"E 146.17' to a double chestnut oak; thence S60°57'53"E 228.21' to a 6" hickory; thence S57°22'49"E 264.83' to a ½" rebar (new) at a stump, being a northwest corner of Joe Chapman; thence leaving said south line of Roger Wright and with a west line of Joe Chapman and a fence S00°09'24"W 281.61' to a 16" maple; thence S03°24'52"W 302.38' to a ½" rebar (new) at a fence corner, being a southwest corner of Joe Chapman; thence with a south line of Joe Chapman and a fence S78°43'10"E 283.13' to a 14" walnut, being a corner Joe Chapman; thence with a west line of Joe Chapman and a fence S04°54'57"W 664.73' to a 28" hickory; thence S17°12'22"W 549.05' to a ½" rebar (new) at a 14" locust in a north line of Andrew Poston, being a southwest corner of Joe Chapman; thence with a north line of Andrew Poston and a fence N86°09'13"W 654.81' to a steel post (old); thence S88°38'58"W 78.71' to a ½" rebar (new) at a 10" maple, being a northwest corner of Andrew Poston; thence with a west line of Andrew Poston S00°47'28"W 216.40' to a 4" maple; thence S03°58'52"E 159.45' to a 12" maple; thence S08°44'51"E 88.88' to a 6" hackberry; thence S33°43'36"E 74.79' to ½" rebar (new) at a dead snag; thence S18°23'40"W 34.45' to a ½" rebar (new); thence S43°00'49"W 69.03' to a 3" maple; thence S30°58'10"W 144.43' to a 12" ailanthus; thence S26°53'19"W 612.15' to an 8" maple; thence continuing with a west line of Andrew Poston and a fence S13°37'26"W 317.05' to an 18" maple; thence S06°40'06"W 61.94' to a 12" maple; thence S01°42'44"W 220.36' to a 3" beech; thence S11°26'44"W 75.30' to a 10" hackberry; thence S18°41'32"W 99.23' to a ½" rebar (new) at a steel post (old), being a corner of Andrew Poston; thence with a north line of Andrew Poston and a fence N72°31'34"E 85.50' to a 6" maple; thence N79°45'56"W 473.85' to a ½" rebar (new) at a 6" hickory, being a corner of Andrew Poston; thence continuing with a line of Andrew Poston and a fence S12°47'44"W 95.45' to a wood post; thence S04°26'31"W 110.16' to a 6" maple; thence S00°59'35"E 121.75' to a triple maple; thence S10°45'29"E 141.05' to a 10" ailanthus; thence S02°24'22"W 184.17' to a double maple; thence S11°23'03"W 74.79' to an 18" maple; thence S28°21'46"W 112.35' to a 12" hickory; thence S21°36'16"W 228.08' to a point; thence S32°31'25"W 112.53' to a 16" hickory;

thence S48°25'23"W 27.61' to a ½" rebar (new) at an 18" buckeye; thence S74°58'58"W 74.71' to a 24" ailanthus; thence N89°25'50"W 225.91' to a ½" pipe (old), being a corner of Andrew Poston, also being a corner of Louis Heady; thence with a line of Louis Heady and a fence S73°19'54"E 158.76' to a ½" pipe (old); thence S36°08'39"E 42.24' to a 20" buckeye; thence S16°26'28"E 122.92' to double maple; thence S06°51'08"W 170.13' to an 8" maple; thence N03°42'35"W 55.61' to a 6" hackberry; thence N13°16'46"W 78.58' to a 10" hackberry; thence N32°34'06"W 91.07' to a wood post; thence N67°51'38"W 69.74' to a ½" pipe (old); thence continuing with a line of Louis Heady and a fence S60°31'34"W 213.66' to a 6" ailanthus; thence S76°26'07"W 98.46' to a 20" sassafras; thence N76°41'14"W 127.77' to a 12" elm; thence N44°05'06"W 81.88' to a 20" sassafras; thence S47°35'05"W 91.47' to a ½" pipe (old), being a corner of Louis Heady, also being a corner Derek Mansell; thence with a north line of Derek Mansell and a fence N59°06'08"W 600.34' to a cherry stump; thence N57°06'08"W 310.23' to a 13" cherry; thence N59°44'32"W 168.58' to an oak stump; thence N62°31'41"W 32.37' to a double mulberry; thence N68°11'12"W 17.13' to a 6" ash; thence N82°24'54"W 18.54' to a 6" hackberry; thence continuing with a north line of Derek Mansell and a fence S80°37'38"W 226.81' to a 30" stump; thence N85°59'23"W 167.73' to a 2" maple; thence S84°57'17"W 82.67' to a 14" sassafras, being a corner of Derek Mansell, also being a corner of Perry Chaffin; thence with a line of Perry Chaffin and a fence S89°02'06"W 278.43' to a ½" rebar (new) at a 12" sassafras; thence N59°15'48"W 127.31' to a 12" ailanthus; thence N16°44'01"W 161.61' to a 6" maple; thence continuing with a line of Perry Chaffin and a line of Julie Jacobson and a fence N01°24'27"E 457.08' to a 25" maple; thence continuing with a line of Julie Jacobson and a fence N01°21'26"W 167.67' to a ½" rebar (new) at a 40" stump; thence N02°02'36"E 144.40' to a 22" maple; thence N03°18'04"W 152.61' to a double red oak; thence N08°12'03"W 243.12' to a 36" red oak; thence N19°04'17"W 73.79' to a 12" maple; thence N31°06'08"W 208.39' to a 20" ash; thence N37°22'45"W 299.31' to a ½" rebar (old), being a corner of Julie Jacobson, also being a corner of Mary Draper; thence with an east line of Mary Draper and a fence N33°18'29"W 160.02' to a ½" rebar (new) at a stump; thence N29°58'30"W 82.23' to a stump; thence N36°40'04"W 153.34' to a 20" elm; thence N43°21'49"W 70.13' to a 40" poplar; thence N50°46'14"W 259.18' to a ½" rebar (new) at a 16" post oak; thence N33°06'32"W 41.60' to a ½" rebar (new) at a stump; thence N10°08'02"W 313.19' to a steel post (old) at a fence corner, being a corner of Mary Draper, also being a corner of Martha Haile; thence with an east line of Martha Haile and a fence N07°06'55"W 81.51' to a 26" box elder, being a corner of Martha Haile, also being a corner of William Heinrich; thence with an east line of William Heinrich and a fence N03°18'13"E 74.26' to an 18" hickory; thence N10°24'29"E 196.72' to a ½" rebar (new); thence N15°04'20"E 208.34' to a 6" ash; thence N10°55'14"E 244.18' to a ½" rebar (new) at a 6" chestnut oak, being a corner of William Heinrich, also being a corner of Walter Davis; thence with an east line of Walter Davis and a fence N03°11'53"E 48.45' to a 30" elm; thence N12°18'22"E 143.51' to a ½" rebar (new) at a 22" hickory, being a corner of Walter Davis, also being a corner of Jerry Denson; thence with an east line of Jerry Denson and a fence N16°59'09"E 51.37' to a 26" maple; thence N07°32'14"E 305.31' to a 28" mulberry; thence N14°36'44"E 81.91' to a ½" rebar (new) at a 16" walnut; thence N15°13'38"E 152.84' to a 4" elm; thence N04°43'00"W 91.21' to a 20" hackberry; thence N31°28'33"W 558.55' to an 18" hackberry; thence N26°35'41"W 552.44' to a 16" ailanthus; thence N33°14'35"W 119.60' to a ½" rebar (new) at an 8" cedar; thence N24°39'50"W 194.52' to a 14" cedar; thence N09°37'30"W 343.42' to a ½" rebar (new) at a fence corner, being a corner of Jerry Denson, also being a corner of Larry Dudley; thence with an east line of Larry Dudley and a fence N03°44'16"W 195.29' to a double hackberry; thence N13°25'03"W 167.85' to a 16" hackberry; thence N19°36'55"W 261.02' to an 8" hackberry; thence N23°23'12"W 434.20' to a ½" rebar (new) at a fence corner, being a northeast corner of Larry Dudley; thence with a north line of Larry Dudley S54°14'53"W

620.58' to the point of beginning. Containing 598.96 acres, more or less, as surveyed by Bartlett Surveying, 214 East Stevens Street, Cookeville, Tennessee, 38501, Allen Maples, J.R., and R.L.S. #2171, on June 22, 2004.

This property is conveyed subject to a power line easement, a 20' gas line easement and a cemetery as disclosed by survey dated June 22, 2004 that was prepared by Allen Maples, J.R. of Bartlett Surveying, R.L.S. #2171, of Cookeville, TN 38501.

The previous and last conveyance and/or Grantors' source of equitable interest for the property hereinabove described is: By a Quitclaim Deed from Whitson Lowe, guardian of John Whitson Lowe, a minor, to M.A.P. Lowe Family Limited Partnership recorded in Warranty Deed Book E-4, page 340; a Quitclaim Deed from Whitson Lowe, John Powell Lowe and Sandra Lowe to M.A.P. Lowe Family Limited Partnership recorded in Warranty Deed Book E-4, page 342; and a Quitclaim Deed from Whitson Lowe, guardian of Margaret Helen Lowe, a minor, to M.A.P. Lowe Family Limited Partnership recorded in Warranty Deed Book E-4, page 347, in the Register's Office of Jackson County, Tennessee.

SOURCE OF DESCRIPTION: This description was prepared by Allen Maples, J.R. of Bartlett Surveying, R.L.S. #2171, of Cookeville, TN 38501 from survey dated June 22, 2004.

**GRANTOR HEREBY RESERVES** an exclusive, perpetual easement within which to construct, reconstruct, operate, maintain, inspect, alter, replace, change sign faces, repair and remove an outdoor bulletin sign. The location and dimension of said easement is and shall be as follows: Said easement is located in the northernmost corner of the above described property at the intersection of Highway 56 and Baugh Hollow Lane and shall be 50 feet wide and 50 feet long.

Included with the easement are the following incidental rights and powers the Grantor hereby agrees the Grantee, it's successors and assigns shall have:

- a) Grantor shall have reasonable use, including for ingress and egress, of the land hereby conveyed to Grantee immediately adjacent to the right of way easement, which is necessary for the exercise of the rights herein granted;
- b) Grantor may install, construct, maintain and repair all necessary roadways, including installing culverts or filing in where necessary), structures, devices, power poles, power lines, and connections, above and below ground, necessary for the operation of the outdoor bulletin sign so the sign will have power for its optimum visibility and operation;
- c) Grantor may keep the easement clear of any trees, vegetation, or other growth or obstruction that may interfere with the operation and optimum visibility of the outdoor bulletin sign;

Grantee shall permit no excavation, building, structure or obstruction of any kind to be constructed or permitted on said easement or on the remainder of Grantee's property that will obstruct the view of the outdoor bulletin sign from the adjacent public roadway(s), and Grantee will not destroy, weaken or damage the outdoor bulletin sign or other related appurtenances or interfere with the operation thereof. Grantee further covenants that no light source will become located on Grantee's property that will interfere or inhibit the visibility of the sign from any roadway, day or night.

The 2004 property taxes and/or assessments shall be prorated between Grantor and Grantee as of the date of this deed, and Grantee shall be responsible for all such taxes and/or assessments thereafter.

The preparer of this instrument shall not be responsible to Grantor or Grantee or their respective heirs, successors or assigns for failure of the parties to comply with any governmental regulations, including without limitation, zoning or subdivision regulations.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

Signed this 21 day of July, 2004.

M.A.P. LOWE FAMILY LIMITED PARTNERSHIP

By: J.P. Lowe General Partner  
J.P. LOWE, GENERAL PARTNER

By: Whitson Lowe General Partner  
WHITSON LOWE, GENERAL PARTNER

STATE OF TENNESSEE  
COUNTY OF PUTNAM


The consideration or value of the property whichever is greater is  
\$ 598,960.00.

Larry Head  
Affiant

Sworn to and subscribed before me this 22<sup>nd</sup> day of July, 2004.

My Commission Expires: 5-20-08

Melanie K. Larson  
NOTARY PUBLIC



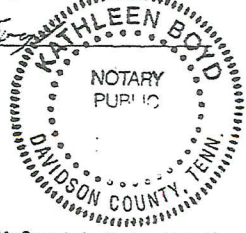
STATE OF TENNESSEE  
COUNTY OF ~~PUTNAM~~ DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared J. P. Lowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of M.A.P. LOWE FAMILY LIMITED PARTNERSHIP, the within named bargainer, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a general partner.

Witness my hand and official seal this the 21<sup>st</sup> day of July, 2004.

My Commission Expires:

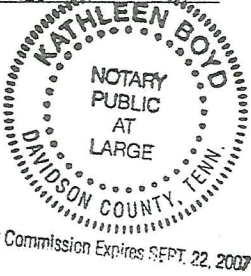
Kathleen Boyd  
NOTARY PUBLIC



STATE OF TENNESSEE  
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared **Whitson Lowe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of **M.A.P. LOWE FAMILY LIMITED PARTNERSHIP**, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a general partner.

Witness my hand and official seal this the 21<sup>ST</sup> day of July, 2004.

Kathleen Boyd  
NOTARY PUBLIC  


My Commission Expires:

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/mkl

BK/Pg:34/186-191

04019760

6 PGS : AC - WARRANTY DEED	
KIM BATCH: 1377	
07/23/2004 - 09:23 AM	
VALUE	598960.00
MORTGAGE TAX	0.00
TRANSFER TAX	2216.30
RECORDING FEE	30.00
DE FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2249.30

STATE OF TENNESSEE, JACKSON COUNTY  
**KIMBERLY JANE BARHAM**  
REGISTER OF DEEDS