

This Instrument Prepared By:

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Attorney at Law
101 Green Street
Celina, Tennessee 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: Jeffrey Longworth

Address: 1720 W. State Rd 47

City: Lebanon

State: IN

Zip: 46052

Map: 4/N Parcel: 600

B

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand Dollars (\$18,000.00), cash in hand paid, the receipt and adequacy of which is hereby acknowledged, we, ROBERT M. WARD, JR. and wife, MARY K. WARD, hereinafter called Grantors, have this day bargained and sold and do by these presents sell, transfer and convey unto JEFFREY LONGSWORTH, hereinafter called Grantee, his 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 an iron pin in edge of roadway or right of way common to the use of all bordering landowners and visitors; thence S. 86 00 W. 130 feet with the line of Thomas Gaines to an iron pin, corner to Dowell; thence N. 15 30' W. 125 feet with Dowell's line to an iron pin; thence East 182 feet a straight line to an iron pin on said road or right-of-way; thence S. 10 00 W 117 feet with side road or right-of-way to the beginning corner.

The Grantor herein, among others have an easement and are herein granted such easement for ingress and egress along the said road or right-of-way above mentioned.

And being the same lands conveyed to Robert M. Ward, Jr. and wife, Mary K. Ward, by warranty deed from John F. Johnson, Jr. and wife, Jessie Johnson and Junius Johnson and wife, Carolyn Johnson, dated September 3, 1993, and recorded in Deed Book 58, pages 318-320, 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 belonging to the said Grantee, his heirs and assigns, forever. And we do covenant with the said Grantee that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title

to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness our hands on this the 17 day of May, 2002.

Robert M. Ward Jr.
ROBERT M. WARD, JR.
Mary K. Ward
MARY K. WARD

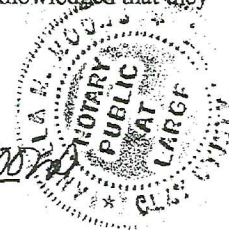
STATE OF TENNESSEE

COUNTY OF CLAY

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named ROBERT M. WARD, JR. and wife, MARY K. WARD, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of May, 2002.

Angela M. Moons
NOTARY PUBLIC



My Commission Expires: 5/16/05

I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 18,000.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Angela M. Moons
AFFIANT

CLAY COUNTY, TENNESSEE
Receipt # 31488
11:20 AM, On May 17, 2002
Recorded in Book WD77 Pages 247 - 248
State Tax \$ 66.60 Register \$ 1.00
Recordings \$ 10.00 OFFEE \$ 2.00
TOTAL RECORDING AMOUNT \$ 79.60
Register Of Deeds : BRENDA BROWNING

Sworn to and subscribed to before me
this 17 day of May 2002.

Brenda Browning
NOTARY PUBLIC

My Commission Expires: 01-19-04



Inst # 2002151001-LR year: 2002
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