

This Instrument Prepared By: James D. White, Jr.
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: Carol V. Abney, et ux. Address: 6015 W. Old 53
City: Celina State: TN Zip: 38551
Map: _____ Parcel: _____

DEED OF CONVEYANCE
CREATING AN ESTATE BY THE ENTIRETIES

KNOW ALL MEN BY THESE PRESENTS: That I, CAROL V. ABNEY, being the owner of land and desiring to create an estate by the entireties with my husband, RANDALL ABNEY, as provided by Section 66-1-109, Tennessee Code Annotated, for and in consideration of the love and affection I have for my said husband, have this day bargained and sold and do by these presents sell, transfer and convey unto my said husband, RANDALL ABNEY, his heirs and assigns, an undivided interest in the hereinafter described lands sufficient to vest the title to said lands in me and my husband, as tenants by the entireties, said lands being situated, lying and being in the 3rd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

TRACT #1: Beginning on a sourwood, corner known as the Bell Arms and Liddie Smith corner; thence southward to a sassafras center; thence southward to a spring branch; thence eastward with spring branch to the Celina and Burkesville Road; thence with the road North to the bed of the old Celina and Burkesville Road; thence with old roadbed to a corner stone northward, then a line westward with Liddie Smith to the beginning corner, containing 3 acres, more or less.

TRACT #2: Being a tract of land in about a smoothing iron shape and e being bounded on the North by the lands of Liddie and May Smith; and on all other sides being surrounded by the old Burkesville and Celina Road and by the new State Highway 53; that is, bounded on the West and South by the old Burkesville Road and on the East by Highway 53, containing 1 acre, more or less.

And being the same lands conveyed to Carol V. Abney by warranty deed from Shirley T. Scott and wife, Linda G. Scott, subject to a life estate retained therein, dated December 9, 2008, and recorded in Deed Book 92, pages 136-137, Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD the said undivided interest in and to said tract or parcel of land unto my said husband, his heirs and assigns, forever, it being my intention by this instrument to

MAP 32 TRANSFERRED 38.00
G _____ P
BILLY R. SMITH
ASS. PROPERTY APPROVED

create an estate by the entireties in and to the above tract of land. And I do covenant with the said RANDALL ABNEY that I am lawfully seized and possessed of said land, in fee simple, have a good and lawful right to convey it, and the same is unencumbered, except for the life estate of Shirley T. Scott and wife, Linda G. Scott. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said RANDALL ABNEY, his heirs and assigns.

IN TESTIMONY WHEREOF, witness my hand on this the 21st day of October, 2011.

Carol V Abney
CAROL V. ABNEY

STATE OF TENNESSEE

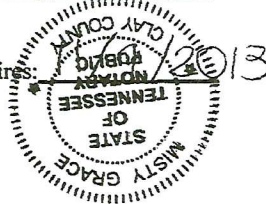
COUNTY OF CLAY

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named, CAROL V. ABNEY, the bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2011.

Misty Grace
NOTARY PUBLIC

My Commission Expires:



BK/PG: WD97/358-359

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2 PGS - AL - DEED CREATING AN ESTATE	
JENNY BATCH: 10392	
10/21/2011 - 03:06:26 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS