

NOTE: TO BE RECORDED IN THE REGISTER'S
OFFICE FOR CLAY COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

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TAX IDENTIFICATION

Map 041N Group B Parcel 014.00

BK/PG: WD94/156-157

10000030

2 PGS : AL - WARRANTY DEED	
JENNY BATCH: 8281	01/07/2010 - 02:09:31 PM
VALUE	31500.00
MORTGAGE TAX	0.00
TRANSFER TAX	116.55
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	129.55

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS

MAP 41N G B CM 41N P 14.00
TRANSFERRED
BILLY R. SMITH
ASS. PROPERTY-APPROVED

THE ATTORNEY PREPARING THIS INSTRUMENT MAKES NO WARRANTIES OR
REPRESENTATIONS AS TO THE STATUS OF TITLE OR DESCRIPTION OF THE PROPERTY. THIS
INSTRUMENT IS PREPARED BASED ON INFORMATION FURNISHED TO THE PREPARER.

RESPONSIBLE TAXPAYER AND NEW PROPERTY OWNER:

Name: Jeff Longworth
Address: 315 Bill Hunter Road
Celina, Tennessee 38551

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of THIRTY-ONE THOUSAND FIVE HUNDRED and NO/100 (\$31,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt and sufficiency of which are hereby acknowledged, **JUNE COWBURN**, Executrix of the Estate of **DONALD F. SICKLES**, who died testate on October 9, 2009, Will filed in Will Book "F", pages 557-559 in the Chancery Court of Clay County Tennessee, Probate Division, Case NO. W-2009-17, hereinafter called "Grantor", has this day bargained and sold, transferred and conveyed, and by these presents does hereby bargain, sell, transfer and convey unto **JEFF LONGSWORTH**, a single person, hereinafter called "Grantee", his heirs, successors and assigns, a certain parcel of land, lying and being in the 3rd Civil District of Clay County, Tennessee, described as follows:

Beginning at a 10" cedar at the east margin of Cummins Court, being the northwest corner of the tract of land herein described and the southwest corner of Tract 1;

Thence leaving the road with the boundary of Tract 1 South 83 degrees, 00 minutes, 00 seconds East 100.00 feet to a 1/2" pipe, being the northeast corner of the tract of land herein described and a point in the boundary of a tract of land belonging to Calvin and Betty Weir (Deed Book 27, page 354);

Thence with Weir's boundary South 7 degrees, 41 minutes, 38 seconds West 40.00 feet to a new iron pin, being the southeast corner of the tract of land herein described and also a point in the boundary of a tract of land belonging to Jeff Longworth (Deed Book 83, page 285);

Thence leaving Weir's boundary and with Longworth's boundary South 85 degrees, 14 minutes, 02 seconds West 97.38 feet to a new iron pin at the east margin of Cummins Court, being the southwest corner of the tract of land herein described;

Thence leaving Longworth's boundary and with the east margin of the road North 3 degrees, 00 minutes, 00 seconds East 60.00 feet to the point of beginning, containing 0.112 acres as surveyed by Carlen J. Wiggins Jr., R.L.S. 2323, plat dated November 20, 2009.

And being the same property conveyed to Donald Sickles and wife, Nora K. Sickles by Warranty Deed from Mrs. Dorothy Nickel, dated September 27, 1997, and recorded in Warranty Deed Book 67, pages 27-28, Register's Office of Clay County, Tennessee. Nora K. Sickles died 3-22-2000.

Included in this conveyance is a 1990 Clayton Mobile Home, VIN No. CLM049986TN

TO HAVE AND TO HOLD said parcel of land, together with all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns in fee simple, forever:

AND GRANTOR, does hereby covenant with said Grantee, that Grantor is lawfully seized and possessed of said parcel in fee simple; that Grantor has full power, authority and right to sell and convey said parcel; and the same is free, clear and unencumbered, except as otherwise herein set out; and that Grantor does further covenant and bind itself, its successors and assigns, to forever warrant and defend the title to said parcel to said Grantee, his heir successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 5th day of January, 2010.

GRANTOR:

JUNE COWBURN
JUNE COWBURN, Executrix

STATE OF TENNESSEE)
COUNTY OF CLAY)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the County and State aforesaid, **JUNE COWBURN**, declaring herself to be the Executrix of the Estate of **DONALD F. SICKLES**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this the 5th day of January, 2010.

Sept 22, 2013
My Commission Expires

Jacqueline B. Burdette
Notary Public

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 31,500.-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me, on this

7 day of January, 2010.

(Affiant)

W. H. Lang
Notary Public or Register

April 9, 2012
My Commission Expires

