

Greg Summar, Register
Lauderdale County Tennessee
Rec #: 168960 Instrument #: 186166
Rec'd: 25.00 Recorded
State: 555.00 7/9/2018 at 9:35 AM
Clerk: 1.00 in Record Book
Other: 2.00 715
Total: 583.00 Pgs 655-659

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED DOLLARS (\$100.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, HOOPER HARDWOODS, LLC, has this day bargained and sold and does hereby sell, transfer and convey unto JEFFERSON CARTER COUGHLAN and JEFFERY SCOTT COUGHLAN, as equal tenants in common, their heirs and assigns, the following described lots or parcels of land situate, lying and being in the 3rd Civil District of Lauderdale County, Tennessee, and being more particularly described as follows, to-wit:

Tract 1, Map 123, Parcel 37.00:

Lying situated and being In the Third (3rd) Civil District of Lauderdale County, Tennessee, and more particularly described as follows, to-wit:

Bounded on the north by Henning-Bethlehem Church Road; bounded on the east by Roberson; bounded on the south by English; bounded on the west by Illinois Central Railroad, containing 4 acres, more or less, but this deed conveys all property at said location whether accurately described or not.

Being further identified as Map 123, Parcel 37.00, in the records of the Tax Assessor's Office for Lauderdale County, Tennessee.

Tract 2, Map 123, Parcel 38.00:

Parcel 1: Situate, lying and being In the Third (3rd) Civil Distract of Lauderdale County, Tennessee and bounded and described as follows: BEGINNING at a point on the south edge of the asphalt surface of what was known In the year 1967 as the Henning to Durhamville Road and about 10 feet from the center of same, being the northeast corner of this now described lot and being about 1033 feet as measured In a westerly direction along the road from the center of a long timber bridge near the northeast corner of the Thompson farm, of which this now described lot is a part, runs thence across the open field, south 15 degrees West 521.7 feet to a stake; thence north 75 degrees west 417.4 feet to a stake; thence north 15 degrees east 521.7 feet passing a 6 Inch gum tree in the fence row, to the south edge of the above mentioned road; thence with the road, south 75 degrees east 417.4 feet to the POINT OF BEGINNING, and containing 5.0 acres, more or less.

Parcel 2: Situate, lying and being In the Third (3rd) Civil District of Lauderdale County, Tennessee and bounded and described as follows: BEGINNING at a point in the south edge of the asphalt surface of what was known In the year 1967 as the Henning to Durhamville Road, and about 10 feet from the center of same, being the northeast corner of this now described lot, and the northwest corner of a 5 acre tract previously conveyed by Thompson and wife to Roberson, and runs thence in a southerly direction along the east margin of the Roberson tract, 100 feet to a point; runs thence In a westerly direction parallel to the south edge of said asphalt road, 50 feet to a stake; runs thence in northerly direction parallel to the east margin of this herein conveyed tract, 100 feet to a point .in the south edge of said road runs thence In an easterly direction, being the margin of said road, 50 feet back to the POINT OF BEGINNING.

ONE PROPERTY OWNER AND PERSON
RESPONSIBLE FOR PAYING TAXES:

Jefferson Carter Coughlan
P.O. Box 391
Henning, TN 38041

THIS INSTRUMENT PREPARED BY
BANKS LAW FIRM, P. A.
BROWNSVILLE, TENNESSEE
(PREPARED WITHOUT THE BENEFIT OF
SURVEY)

Parcel 3: Situate, lying and being in the Third (3rd) Civil District of Lauderdale County, Tennessee and bounded and described as follows: BEGINNING at the southwest corner of a 5 acre tract of land conveyed to Roberson and wife by Thompson as recorded in Record Book 51, page 600 of Register's Office of Lauderdale County, Tennessee, and runs thence in an easterly direction along the south margin of said 5 acre tract owned by Roberson 417.4 feet to a stake, this being the southeast corner of the 5 acre tract owned by Roberson; runs thence in a southerly direction along the same lines as the east margin of this 5 acre tract mentioned, 100 feet to a stake; runs thence in a westerly direction parallel with the south margin of the 5 acre tract, this being also the north margin of this herein conveyed tract, 417.4 feet to a stake; runs thence in a northerly direction parallel with the east margin of this herein conveyed tract, 100 feet to the POINT OF BEGINNING.

Parcel 4: Situate, lying and being in the Third (3rd) Civil District of Lauderdale County, Tennessee, and more particularly described as follows, to-wit: BEGINNING at a stake at the intersection of the south right of way of the Henning and Durhamville Blacktop Road with its intersection of the east right of way of East Second Street (Shaw Road), said stake being south 75 degrees east 345 feet as measured along the south right of way of the Henning and Durhamville Road, from the northwest corner of the John G. Thompson tract, of which this survey is a part; runs thence with the east right of way of East Second Street (Shaw Road), south 15 degrees west 626 feet to a stake at the northwest corner of the Shaw 1/2 acre lot; thence leaving the road, north 86-3/4 degrees east 196 feet to a 6 inch iron pipe, the northeast corner of the 1/2 acre lot; thence south 3-1/4 degrees east 312.90 feet to a stake at the southeast corner of the Buddy Robinson 1 acre lot, and in the north line of Hendrix; thence north 86-3/4 degrees east 277 feet to a stake at the northeast corner of Garrison; thence south 3-1/4 degrees east to a stake at the southeast corner of Garrison and the west line of the W. E. Click estate land, said stake being on the west bank of a creek; thence with the west line of the Click estate, north 46-1/2 degrees east 1700 feet to a stake on the west bank of the creek at its intersection with the south right of way of the Henning and Durhamville Blacktop Road, said stake being the northeast corner of John C. Thompson and the northwest corner of the Click estate; thence with the south right of way of the road, north 61 degrees west 627 feet to a stake; thence north 75 degrees west 390 feet to a stake in the south right of way of said road, said stake being the northeast corner of the Buddy Robinson 5 acre tract; thence leaving the road, south 15 degrees west 611 feet to a stake at the southeast corner of Robinson; thence north 75 degrees west 417.40 feet to a stake at the southwest corner of Robinson; thence north 15 degrees east 551 feet to a stake at the southeast corner of the chip house lot; thence north 75 degrees west 50 feet to a stake at the southwest corner of the chip house lot, owned by Buddy Robinson; thence north 15 degrees east 60 feet to a stake at the northwest corner of the chip house lot, said stake being in the south right of way of the Henning and Durhamville Road; thence with the south right of way of the road, north 75 degrees west 53 feet to the BEGINNING, and containing 27.33 acres. The above description was taken from a survey of Milton Thornton, Surveyor, dated February 15, 1982.

Tract 2 being further identified as Map 123, Parcel 38.00, in the records of the Tax Assessor's Office for Lauderdale County, Tennessee.

Tract 3, Map 123H, Group E, Parcel 1.00:

Parcel 1: Known as the Raymond Smith Lumber Company property located in the Town of Henning, Third (3rd) Civil District, Lauderdale County, Tennessee, and bounded as follows:

BEGINNING at a point in the east right of way line of the Illinois Central Railroad where the north margin of the old Morris Ferry Road intersects said right of way line, said right of way being 200 feet from the center of the north bound main tract measured at right angles to said tract, and running thence with said east right of way line north 28 degrees 25 minutes east 579 feet to the southwest corner of the John Thompson tract; thence with Thompson's south line as follows: south 45 degrees 10 minutes east 136.7 feet, south 78 degrees 50 minutes east 80 feet; south 81 degrees 25 minutes east 91 feet to an iron stake at Will Shaw's northwest corner; thence with the west line of the Will Shaw tract and the E.W. Brandon Estate tract as follows: south 11 degrees 45 minutes west 321.5 feet to an iron stake; south 27 degrees 40 minutes west 95.5 feet to A. P. Boyd's northeast corner (formerly the Dunavant lot); thence with the north line of said former Dunavant lot north 63 degrees .05 minutes west 100 feet to the northwest corner of said Dunavant lot; thence with the west line of the former Dunavant lot south 27 degrees 35 minutes west 185.5 feet to the north margin of the old Morris Ferry Road; thence with the north margin of said old Morris Ferry Road north 63 degrees 10 minutes west

288 feet to the beginning, containing 4.3 acres, more or less, according to the survey of U. G. Emge of L. O. Brayton Engineering Company of Dyersburg, Tennessee, of date January 21, 1953. Being a composite description of four separate tracts or parcels of land:

- (a.) Two tracts were conveyed to M. C. Raymond by J. J. Megel by deed of record in the Register's Office of Lauderdale County, Tennessee, in Deed Book U-3, page 469-73.
- (b) One tract was conveyed to; M. C. Raymond by Cynthia Palmer at al by deed of record in the Register's Office of Lauderdale County, Tennessee, in Deed Book U-3, page 583.
- (c.) One tract was conveyed to Raymond-Smith Lumber Co. by deed of Virginia Tuholski of date February 17, 1945, of record in Deed Book N-4, page 111 of the Register's Office of Lauderdale County, Tennessee.

Parcel 2: Situate, lying and being in the Third (3rd) Civil district of Lauderdale County, Tennessee:

BEGINNING at a stake in the northwest corner of this lot and in the east line of Raymond Smith Lumber Company, runs thence in an easterly direction with the south line of Shaw 168 feet to a stake, the stake is in the west margin of a lane: thence in a southerly direction with the west margin of a lane 156 feet to a stake, thence in a westerly direction 130 feet to a stake, thence in a southerly direction 59 feet to a stake, thence westerly 96 feet to a stake, the stake being in the southwest corner of this lot; thence in a northerly direction and with the east boundary line of RaymondSmith Lumber Co., 139 feet to a stake, the POINT OF BEGINNING.

Parcel 3: Situate, lying and being in the Third (3rd) Civil District of Lauderdale County, Tennessee:

BEGINNING at a corner fence post in the north boundary line of what is known in the year 1964 as the Raymond Smith Lumber Company Saw Mill Yard, being the most easterly end of a small parcel formerly conveyed to Raymond Smith as recorded in the Register's Office of Lauderdale County, Tennessee, in Deed Book N-4, page 111, runs thence with the north line of same, north 61 degrees west 129 feet to a corner post in the east right of way line of the I. C. Railroad and 200 feet from the center of the main line track; thence across the open field, south 88 degrees east 206 feet to a corner fence post: thence south 50 feet to a fence row, the north boundary line of the above mentioned lumber yard: thence with the same, south 85 degrees and 45 minutes west about 96 feet to the POINT OF BEGINNING, and containing 8,510 square feet, more or less.

Being further identified as Map 123-H, Group E, Parcel 1.00, in the records of the Tax Assessor's Office for Lauderdale County, Tennessee.

Tracts 1, 2 & 3 being the tracts or parcels of land conveyed to Hooper Hardwoods, LLC by deed of Robison Properties, LP recorded in Record Book 656, Pages 784-789, Register's Office, Lauderdale County, Tennessee.

Tract 3 is subject to a utility easement to the City of Henning recorded in Record Book 374, page 403 Register's Office, Lauderdale County, Tennessee.

Tract 1: This property is commonly known as 99 Henning Bethlehem Rd., Henning, TN 38041 [Map 123, Parcel 37.00]

Tract 2: This property is commonly known as 205 Henning Bethlehem Rd., Henning, TN 38041 [Map 123, Parcel 38.00]

Tract 3: This property is commonly known as E. McFarlin Ave., Henning, TN 38041 [Map 123H, Group E, Parcel 1.00]

TRACT 4, Map 123G, Group A, Parcel 11.00:

BEGINNING at a corner fence post, the southwest corner of the John Thompson 40 acre tract, (see Deed Book P-4, page 146), being the southwest corner of this now described tract; runs thence with the east margin of a lane, North 3 degrees 15 minutes West 208.7 feet to a stake; thence across the open field, North 86 degrees 45 minutes East 208.7 feet to an iron stake set the 4th day of May, 1964, by F. W. Carter, surveyor, to be the northeast corner of this now described lot; thence South 3 degrees 15 minutes East 208.7 feet to a stake in the north boundary line of a lot in the name of Peachtree; thence with the north line of Peachtree, South 86 degrees 45 minutes West 208.7 feet to the point of beginning and containing 1.0 acres, more or less.

Being further identified as Map 123G, Group A, Parcel 11.00, in the records of the Tax Assessor's Office for Lauderdale County, Tennessee.

TRACT 5, Map 123H, Group D, Parcel 13.00:

Parcel 1: Situated, lying and being in the Third (3rd) Civil District of Lauderdale County, Tennessee, and more particularly described as follows: BEGINNING at a stake set in the east margin of "A" Street, old U.S. Highway No. 51, said stake being at the northwest corner of a lot formerly owned by Joe M. Tucker and being the same lot formerly owned by A. F. Posey as shown by a deed of conveyance of Henning Light and Ice Company to the said A. F. Posey of record in the Register's Office of Lauderdale County, Tennessee, in Deed Book E-3, Page 434; thence in a northerly direction with the east margin of said "A" Street, old U.S. Highway No. 51, a distance of 40 feet to a stake; runs thence in an easterly direction a distance 50 feet, to the western margin of the I.C.R.R. right of way; runs thence in a southerly direction with the western margin of said I.C.R.R. right of way, a distance of 40 feet to a stake; runs thence in a western direction, a distance of 50 feet, to the POINT OF BEGINNING.

Parcel 2: Situated, lying and being in the Third (3rd) Civil District of Lauderdale County, Tennessee, and more particularly bounded and described as follows: BEGINNING a stake located on the centerline extension of the common brick wall between the building owned by William R. Fuller, et ux, on the north, and the building owned and retained by Mavis A. Hargett on the south, said stake being 100 feet normally distant northwesterly from the centerline of the Railroad's northbound main tract and approximately 375 feet northeasterly from the centerline of 50-foot wide Sixth Avenue (now McFarlin Avenue), runs thence northeasterly parallel to said northbound track a distance of 64 feet and 4 inches to a stake being also the northeast corner of a 40-foot frontage lot now owned by same Odie L. and Estella Roberson; thence easterly 50 feet along a line perpendicular to and cornering at the ICG Railroad right of way margin, thence southerly with said margin a distance of 64 feet and 4 inches to a stake in said margin, thence 50 feet normally distant northwesterly from said margin to the POINT OF BEGINNING.

Tract 5 being further identified as Map 123H, Group D, Parcel 13.00, in the records of the Tax Assessor's Office for Lauderdale County, Tennessee.

Tracts 4 & 5 being the tracts or parcels of land conveyed to Hooper Hardwoods, LLC by deed of Robison Properties, LP recorded in Record Book 674, Pages 515-517, Register's Office, Lauderdale County, Tennessee.

Tract 4: This property is commonly known as N. Main St., Henning, TN 38041
[Map 123G, Group A, Parcel 11.00]

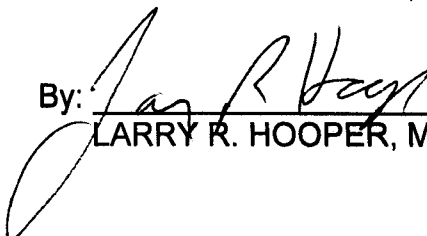
Tract 5: This property is commonly known as E. McFarlin Ave., Henning, TN 38041
[Map 123H, Group D, Parcel 13.00]

TO HAVE AND TO HOLD said lots or parcels of land unto the said JEFFERSON CARTER COUGHLAN and JEFFERY SCOTT COUGHLAN, as equal tenants in common, their heirs and assigns, in fee simple, forever; together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining.

HOOPER HARDWOODS, LLC COVENANTS with the said JEFFERSON CARTER COUGHLAN and JEFFERY SCOTT COUGHLAN, that it is lawfully seized and possessed of said lot or parcel of land; that it has a good and lawful right to sell and convey the same; that the same is unencumbered except as set out herein and for 2018 property taxes which were prorated at closing and which the Grantee assumes and will pay; and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS MY SIGNATURE on this the 26th day of June, 2018.

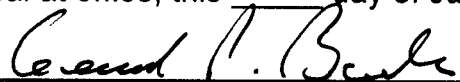
HOOPER HARDWOODS, LLC

By: 
LARRY R. HOOPER, Member/Manager

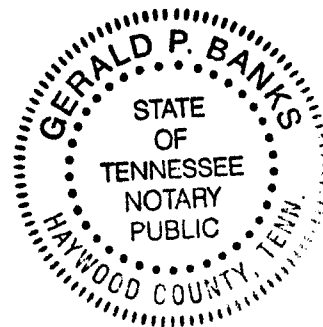
STATE OF TENNESSEE
COUNTY OF HAYWOOD

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, LARRY R. HOOPER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be Member/Manager of HOOPER HARDWOODS, LLC, the within named bargainor, and that he as such Member/Manager executed the foregoing instrument on behalf of said LLC by signing his name as Member/Manager.

WITNESS my Hand and Notarial Seal at office, this 20th day of June, 2018.

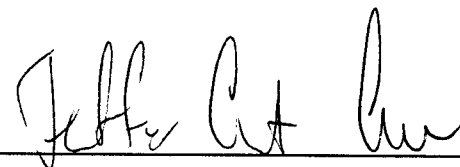

NOTARY PUBLIC

My Comm. Expires: 2/27/21

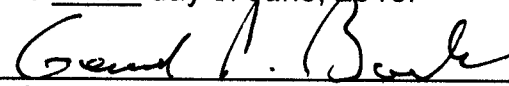


STATE OF TENNESSEE
COUNTY OF HAYWOOD

The undersigned hereby swears or affirms that the consideration for the foregoing transaction or the valuation of the property transferred, whichever is greater, is \$150,000.00.



Sworn to and subscribed before me
this 26th day of June, 2018.


NOTARY PUBLIC

My Comm. Expires: 2/27/21

