

This instrument prepared by William Dan Douglas, Jr., Attorney
Ripley, Tennessee, without the benefit of a title opinion
Legal description of property provided by grantor

QUITCLAIM DEED

Greg Summar, Register
Lauderdale County Tennessee
Rec #: 160291 Instrument #: 174662
Rec'd: 35.00 Recorded
State: 0.00 3/4/2015 at 9:20 AM
Clerk: 0.00 in Record Book
Other: 2.00 671
Total: 37.00

Pgs 21-27

STATE OF TENNESSEE)
COUNTY OF LAUDERDALE) KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, JERRY WAYNE BAGGETT and DAVID L. BIVENS, have this date bargained and sold and do hereby sell, convey and quitclaim unto B & B HOMES, LLC, its successors and assigns forever in fee simple, all of our right, title and interest in and to the following described real estate, together with all improvements thereon, lying, situated and being in the 2nd, 3rd, 6th, and 7th Civil Districts of Lauderdale County, Tennessee, and more particularly described as follows, to-wit:

PARCEL ONE: (2nd Civil District)

Being Lot No. 3 of Sarah's Circle Subdivision on Johnson Avenue in the City of Ripley, Tennessee and beginning at the corner of Johnson Avenue and the northeast corner of Lot No. 2 and the northwest corner of Lot No. 3; thence east on the south side of Johnson Avenue 165 feet across the north side of Lots No. 3 and 4; thence, south 140 feet on the line between lots 4 and 5 to the southeast corner of Lot No. 4, the same being the southwest corner of Lot No. 5; thence west 165 feet along Moore's line across the south side of Lots 3 and 4 to the southwest corner of Lot No. 3, the same being the southeast corner of Lot No. 1; thence across the east side of Lots No. 1 and 2 to the beginning, containing approximately 23,100 square feet. (Map 76P, Group B, Parcel 31.00)

EXCLUSION: Included in the above description and excluded from this conveyance is Lot #4 of Sarah's Circle Subdivision.

Being designated as Map 76P, Group B, Parcel 31 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

Being the same property conveyed to Jerry Baggett and David Bivens by deed recorded in Book 616, page 156 of the Register's Office of Lauderdale County, Tennessee.

PARCEL TWO: (2nd Civil District)

Being property located at 306 Christin Drive, Ripley, Tennessee 38063. Being Lot No. 101, Cottonwood Acres Subdivision, Phase 2, as shown on plat recorded in Plat Cabinet 1, Slide 99 of the Register's Office of Lauderdale County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

BUILDING RESTRICTIONS: But subject to all covenants and restrictions shown on the plat of Cottonwood Acres Subdivision, Phase 2, recorded in Plat Cabinet 1, Slide 99 of the Register's Office of Lauderdale County, Tennessee. The driveway connecting said lot to the street shall be of concrete construction. Only one single family dwelling can be built on this lot and said dwelling shall contain a minimum of 1200 square feet of heated space or 1400 square feet total under roof. No mobile home may be place on lot.

Being designated as Map 94L, Group E, Parcel 27 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

Being the same property conveyed to Jerry Baggett and David Bivens by deed recorded in Book 614, page 30 of the Register's Office of Lauderdale County, Tennessee.

PARCEL THREE: (2nd Civil District)

Being Lot No. 9 of Joe M. Tucker, Jr. subdivision, said plat being recorded in the Register's Office of Lauderdale County, Tennessee, with complete description of said lot and right of sell same by lot number, being 100 feet along Hyde Park Road, south side being 202 feet, and west side being 100 feet and east side being 222 feet, said plat being recorded in Deed Book S-4, page 54-55 of the Register's Office of Lauderdale County, Tennessee. This property is commonly known as 308 Highland Street, Ripley, Tennessee.

Being designated as Map 95J, Group B, Parcel 14 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

Being the same property conveyed to Jerry Baggett and David Bivens by deed recorded in Book 614, page 171 of the Register's Office of Lauderdale County, Tennessee.

PARCEL FOUR: (2nd Civil District)

Beginning at a stake in Alice Gray's southwest corner; runs thence South 56 feet to a stake in the street line; thence East 96 feet to a stake in the Railroad Street line; thence North 56 feet to a stake in the southeast corner of Alice Gray's lot; thence West with Alice Gray's line 96 feet to the beginning.

Being designated as Map 95H, Group C, Parcel 8 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

PARCEL FIVE: (2nd Civil District)

Commencing at a stake in the west margin of Railroad Street, the northeast corner of this lot; runs thence South 60 feet to a stake in the corner of this lot and H. H. Harris' lot; thence West with Harris' lot 100 feet to a stake in W. G. L. Rice's line; thence North 60 feet to a stake in W. G. L. Rice's line; thence West 100 feet to the beginning.

Being designated as Map 95H, Group C, Parcel 7 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

PARCEL SIX: (7th Civil District)

Beginning at a concrete right of way marker set in the south margin of the right of way of the Curve-Central blacktop road, said point of beginning being 445 feet east with said road of the point where Jim Young's east line crosses the right of way of said blacktop road; runs thence South 74 degrees 17 minutes West a distance of 90 feet to a stake; thence North 15 degrees 43 minutes West a distance of 200 feet to a stake in the south right of way of said blacktop road; thence with the south margin of said blacktop road in an easterly direction 90 feet to the point of beginning.

Being designated as Map 58F, Group A, Parcel 1.02 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

PARCEL SEVEN: (6th Civil District)

Being Lot #39, Morris Village Subdivision, Lauderdale County, Tennessee, as shown on plat recorded in Book 52, page 515 in the Register's Office of Lauderdale County, Tennessee.

Beginning at an iron pin in the east right-of-way line of Morris Avenue (having a 40 foot right-of-way), said point being the northwest corner of Lot #38 and the southwest corner of Lot #39, Morris Village Subdivision, now being described, runs thence with the east right-of-way line of Morris Avenue, North 2 degrees 36 minutes 00 seconds West 100.00 feet to an iron pin, subject lot's (Lot #39) northwest corner and the southwest corner of Lot #40; thence with the south line of Lot #40, North 87 degrees 41 minutes 00 seconds East 132.78 feet to an iron pin, subject lot's northeast corner and the southeast corner of Lot #40, said point being the southwest corner of Lot #51 and the northwest corner of Lot #52; thence with the west line of Lot #52, South 2 degrees 30 minutes 00 seconds East 100.00 feet to an iron pin, subject lot's southeast corner and the southwest corner of Lot #52, said point being the northwest corner of Lot #53 and the northeast corner of Lot #38; thence with the north line of Lot #38, South 87 degrees 41 minutes 00 seconds West 132.60 feet to the point of the beginning and containing 0.305 acre, more or less.

The above described lot is subject to the restrictive covenants, setbacks, encroachments, utility easements or restrictions as shown on the plat for Morris Village Subdivision of record in Book 52, page 515 in the Register's Office of Lauderdale County, Tennessee.

Being designated as Map 70-O, Group B, Parcel 19 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

Parcels Four, Five, Six and Seven being the same property conveyed to Jerry W. Baggett and David Bivens by deed recorded in Book 616, page 781 of the Register's Office of Lauderdale County, Tennessee.

PARCEL EIGHT: (2nd Civil District)

FIRST TRACT: Beginning at a stake in the east margin of Brownsville Street, now called Highland Avenue; runs thence in a northeasterly direction along the north line of the original lot of which this is a part, approximately four hundred thirty-three (433) feet to a stake, the northeast corner of the original lot of which this is a part; thence south eight and three-fourths ($8\frac{3}{4}$) feet to a stake, the northeast corner of a lot heretofore conveyed by James Hunt Morris to William D. Morris; runs thence west along the north line of the lot sold to William D. Morris two hundred seventy-nine and one-half ($279\frac{1}{2}$) feet to a stake, the southeast corner of the roadway hereinafter referred to; runs thence north along the east line of said roadway fourteen (14) feet to a stake; runs thence in a western direction along the north margin of said roadway one hundred fifty (150) feet to a stake in said east margin of Highland Avenue; runs thence along the east margin of said Highland Avenue north $24\frac{1}{2}^\circ$ west fifty-nine (59) feet to the point of beginning.

SECOND TRACT -- ROADWAY: There is also conveyed herein an undivided one-half interest in and to a roadway fourteen (14) feet wide and one hundred fifty (150) feet long which roadway is located just south of the above described tract just north of the lot heretofore sold by James Hunt Morris to William D. Morris, and which roadway is being jointly used by the owners of the above described lot and the lot sold by James Hunt Morris to William D. Morris.

Being designated as Map 95G, Group B, Parcel 61 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

Being the same property conveyed to Jerry Baggett and David Bivens (dba B & B Properties) by deed recorded in Book 590, page 500 of the Register's Office of Lauderdale County, Tennessee.

PARCEL NINE: (2nd Civil District)

Beginning at an iron pin (set) in the northwest line of Lucy Mae Coughlan's tract, said point being on a line projected from the south right of way of Stardust Drive and in the northeast corner of Frances L. Harrison's lot, Lot 6, Skyline Drive Subdivision, of which this lot, now being described is a portion, runs thence with Coughlan's northwest line and along an old fence line (Lucy Mai Coughlan agreed that the old existing fence line marks the common boundary line between her property and Skyline Drive Subdivision) as follows: South 55 degrees 38 minutes 53 seconds West 126.34 feet to a point, thence South 57 degrees 35 minutes 55 seconds West 82.67 feet to a point, thence South 61 degrees 42 minutes 13 seconds West 184.47 feet to an iron pin (set) in the center line of a small drainage ditch, subject lot's southwest corner and the southeast corner of the John Anthony and Norfleet Anthony, III, lot, recorded in Deed Book 368, Page 280; thence with Anthony's east line and along the center line of the drainage ditch as follows: North 40 degrees 05 minutes 07 seconds East 79.07 feet to a point; thence North 11 degrees 52 minutes 33 seconds East 95.80 feet to a point, thence North 14 degrees 06 minutes 07 seconds East 101.93 feet to a point, thence North 4 degrees 39 minutes 44 seconds West 42.56 feet to an iron pin (set) in the south right of way line of Stardust Drive (having a 50 foot right of way), subject lot's northwest corner and Anthony's northeast corner; thence with the south right of way line of Stardust Drive and subject lot's north line, South 69 degrees 17 minutes 00 seconds East 261.43 feet to the point of beginning and containing 0.838 acre, more or less. Subject to restrictions of Skyline Subdivision found of record in Book 45, Page 432, in the Register's Office of Lauderdale County, Tennessee.

EASEMENT: The above described lot is subject to T.V.A. Transmission line easement located on the west side of subject lot and recorded in Book M-4, Page 13, in the Register's Office of Lauderdale County, Tennessee.

Being designated as Map 95K, Group D, Parcel 2 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

Being the same property conveyed to Jerry Baggett and David Bivens by deed recorded in Book 607, page 672 of the Register's Office of Lauderdale County, Tennessee.

PARCEL TEN: (3rd Civil District)

Beginning at a stake on the south side of the Morris Ferry Road at a distance of 207-7/12 feet from the east boundary line of the Illinois Central Railroad right-of-way and being the northeast corner of Lot #1 conveyed to Dr. O. K. Williams and wife by deed of M. C. Delaschmidt and wife, recorded in Record Book 3, pages 430-432 of Register's Office of Lauderdale County, Tennessee, runs thence with the south margin of the Morris Ferry Road, North 62-1/2 degrees West 160 feet to a stake in the dividing line between this tract and the S. H. Johnson tract and being the northwest corner of Lot #3 conveyed to Williams by Delaschmidt; runs thence with the west boundary line of this lot, South 18-1/2 degrees West 513 feet to a stake, a southwest corner of said lot; thence South 46-1/2 degrees East 53-1/3 feet to a stake, the southwest corner of said lot; thence North 73-1/2 degrees East 198 feet to a stake, a southeast corner of said lot and the street between this and the J. R. Gregory home tract; thence with said street, and which is also known as the S. M. Johnson Road, North 12-1/2 degrees East with the east boundary line of each one of the three lots conveyed to Williams by Delaschmidt, 403 feet to the beginning, containing 1.8 acres, more or less, but subject to any legal streets or highways.

EXCLUSIONS: INCLUDED IN THE ABOVE DESCRIPTION, but excluded from this conveyance, are two tracts or parcels of land described as follows:

FIRST EXCLUSION: Beginning at a telephone pole on the south side of the Morris Ferry Road and being approximately 80' 4" from the northeast corner of the tract of land conveyed to Williams and wife by deed of Delaschmidt and wife, runs thence south along a row approximately 504 feet to a road at a point in the southern boundary of the land conveyed to Williams and wife; runs thence west along the southern boundary line of said tract to a point being the southwestern corner of the land conveyed to Williams and wife; runs thence north along the west boundary line of said tract approximately 516 feet to the northwest corner of the land conveyed to Williams and wife by Delaschmidt; runs thence along the north boundary line of said tract to the point of beginning.

SECOND EXCLUSION: Beginning at a stake at a point in the east boundary line of a tract of land sold to Williams and wife by deed of Delaschmidt and wife, runs thence west approximately 110 feet directly along the south margin of a chicken house to a row, being a point in the eastern boundary line of a lot sold to Leggett and wife; runs thence south along said row and the east boundary line of the land sold to Leggett, approximately 227 feet to a point in a road, being a point in the south boundary line of the land sold to Williams and being the southeast corner of the land sold to Leggett; runs thence in an eastwardly direction along corner of the land sold to Williams; runs thence north along road, approximately 154 feet to the point of beginning.

Being designated as Map 123H, Group E, Parcel 10 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

Being the same property conveyed to David Bivens and Jerry Baggett by deed recorded in Book 594, page 81 of the Register's Office of Lauderdale County, Tennessee.

PARCEL ELEVEN: (2nd Civil District)

Being Lot No. 64 in the Skyline Subdivision to the Town of Ripley, Tennessee, as shown on a plat recorded in Record Book 49, page 232 of the Register's Office of Lauderdale County, Tennessee, to which plat reference is hereby made and further bounded and described as follows:

Beginning at a stake in the east margin of Sunset Drive in said subdivision (having a 50 foot right of way), this being the northwest corner of Lot No. 63 sold to William Fain by deed recorded in Book 62, page 673 of the Register's Office of Lauderdale County, Tennessee; runs thence East with the north boundary of Lot No. 63 a distance of 175 feet to a stake, the southwest corner of Lot No. 46; thence North with the west boundary of Lot No. 46 a distance of 100 feet to a stake, the southeast corner of Lot No. 65; thence West with the south boundary of Lot No. 65 a distance of 175 feet to a stake in the east margin of Sunset Drive; thence South with the east margin of Sunset Drive a distance of 100 feet to the point of beginning.

Being designated as Map 95K, Group B, Parcel 23 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

Being the same property conveyed to Jerry Baggett and David Bivens by deed recorded in Book 607, page 674 of the Register's Office of Lauderdale County, Tennessee.

PARCEL TWELVE: (2nd Civil District)

Being Lot No. 10, Cottonwood Acres Subdivision, and more particularly described as follows: Beginning at an iron pin in the east margin of Sherrin Drive, said pin located 25 feet from the centerline of said Drive at the northwest corner of Lot No. 9, Cottonwood Acres Subdivision, a plat of which appears of record in Plat Cabinet 1, slide 15, in the Registers Office of Lauderdale County, Tennessee; runs thence North 03 degrees 22 minutes West with the east margin of Sherrin Drive a distance of 100 feet to an iron pin at the southwest corner of Lot No. 11 in said

subdivision; runs thence North 86 degrees 49 minutes east with the south line of Lot No. 11 a distance of 152.5 feet to an iron pin at the southeast corner of Lot No. 11 and in the West line of the Sun Oil Company property; runs thence South 03 degrees 03 minutes East a distance of 100 feet to an iron pin at the northeast corner of said Lot No. 9; runs thence South 86 degrees 49 minutes West with the north line of said lot no. 9 a distance of 151.95 feet to the point of beginning.

Being designated as Map 94L, Group D, Parcel 5 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

Being the same property conveyed to David Bivens and Jerry Baggett by deed recorded in Book 599, page 630 of the Register's Office of Lauderdale County, Tennessee.

PARCEL THIRTEEN: (2nd Civil District)

Beginning at an iron stake on the north margin of a roadway and in the west margin of Brownsville Street, and in the intersection of said roadway with Brownsville Street; runs thence along the west margin of Brownsville Street, North 25-1/2 degrees West 69 feet and 7 inches to an iron stake on the margin of said street, and the corner of Wiley Daniels' lot; runs thence with the north boundary line of the original lot of which this surveyed lot is a part and said Daniels' south line, South 72-1/2 degrees West 150 feet to an iron stake in said line; thence across the original lot, South 23 degrees East 89 feet and 8 inches to an iron stake on the north margin of said roadway; thence along the north margin of said roadway, North 61-1/2 degrees East 150 feet to the beginning, containing 11,925 square feet, more or less.

Being designated as Map 95J, Group A, Parcel 27 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

Being the same property conveyed to Jerry Wayne Baggett by deed recorded in Book 590, page 748 of the Register's Office of Lauderdale County, Tennessee.

PARCEL FOURTEEN: (2nd Civil District)

Being Lot No. 67 of the Skyline Subdivision to the Town of Ripley as shown by recorded Plat in Record Book 49, page 232 of the Register's Office of Lauderdale County, Tennessee, and bounded and described as follows:

Beginning at a stake in the east margin of Sunset Drive (having a 50 foot right of way), being the southwest corner of this lot and the northwest corner of Lot No. 66 in said sub-division; runs thence east with the north margin of Lot No. 66 a distance of 175 feet to a stake, the southwest corner of Lot No. 49; runs thence in a northerly direction with the west margin of Lot No. 49 a distance of 100 feet to a stake, the southeast corner of Lot No. 68; runs thence in a westerly direction with the south margin of Lot No. 68, a distance of 175 feet to a stake in the east margin of Sunset Drive; runs thence south with the east margin of Sunset Drive a distance of 100 feet to the point of beginning.

Being designated as Map 95K, Group B, Parcel 26 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

Being the same property conveyed to Jerry Baggett and David Bivens by deed recorded in Book 611, page 674 of the Register's Office of Lauderdale County, Tennessee.

Jerry Baggett signs this instrument for David L. Bivens by virtue of a Power of Attorney recorded in Book 670, page 828 of the Register's Office of Lauderdale County, Tennessee.

WITNESS our signatures, this 3rd day of March, 2015.

Jerry Wayne Baggett
JERRY WAYNE BAGGETT

David L. Bivens by Jerry Baggett
DAVID L. BIVENS, BY JERRY
BAGGETT, ATTORNEY IN FACT

STATE OF TENNESSEE)
)
COUNTY OF LAUDERDALE)

Personally appeared before me, the undersigned Notary Public, in and for said state and county, JERRY WAYNE BAGGETT, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR DAVID L. BIVENS, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed and the free act and deed of David L. Bivens.

Witness my hand and seal of office, at office, this 3rd day of March, 2015.

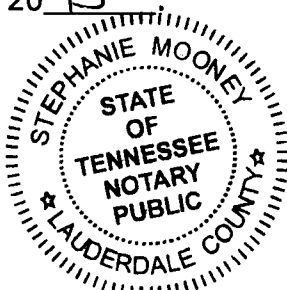


Stephanie Mooney
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-18-17

I, or we, hereby swear or affirm that the actual consideration for this transfer is \$ -0-.

Jerry Baggett
AFFIANT

Sworn to and subscribed before me, this 3rd day of March, 2015.



Stephanie Mooney
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-18-17

PERSON OR AGENCY RESPONSIBLE
FOR PAYMENT OF TAXES:

B+B Homes, LLC
NAME OF PROPERTY OWNER
2132 Williams Switch Rd
Ripley, TN 38063
ADDRESS OF PROPERTY OWNER