

		Greg Summar, Register	
		Lauderdale County Tennessee	
Rec #:	161164	Instrument #:	175794
Rec'd:	35.00	Recorded	
State:	0.00	7/2/2015 at 9:00 AM	
Clerk:	0.00	in Record Book	
Other:	2.00	674	
Total:	37.00	Pgs 707-713	

This Instrument Prepared By
WILKERSON GAULDIN HAYES JENKINS & DEDMON
Attorneys at Law
Post Office Box 220
Dyersburg, Tennessee 38025-0220

(Without Opinion of Title, Survey or
Other Representation)

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS that I, JOHN WILLIAM SUMROW, JR.,
Personal Representative of the Estate of JOHN WILLIAM SUMROW, deceased, for and in
consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, the receipt and
sufficiency of which is hereby acknowledged, and in connection with the distribution of assets of
the Estate of JOHN WILLIAM SUMROW, the decedent's Will having been duly admitted to
probate in the Probate Court for Lauderdale County, Tennessee, Case No. KK225, and recorded
in Will Book U, Page 408, Clerk and Master's Office for said county, have bargained and sold
and hereby convey, remise, release and forever quitclaim unto JOHN WILLIAM SUMROW,
JR., as Trustee of the JOHN WILLIAM SUMROW FAMILY TRUST, his successors and
assigns, the following described real estate:

MOORER FARM:

Lying and being situated in the Third (3rd) Civil District of Lauderdale County,
Tennessee, and BEGINNING at a stake on the northwest corner of this original
tract of land; runs thence East 1248 feet to a stake by a red oak tree; thence 9-1/2
degrees East, 668 feet to a stake; thence South 5 degrees East, 267 feet to a corner
post; thence North 75 degrees East, 788 feet to a stake in the north boundary line
of this original tract and the northwest corner of the tract assigned to E.H. Moorer
in this division, and which is north of and opposite the entrance of the roadway
leading into the premises; runs thence along the middle of said roadway, South
19-1/2 degrees East, 629-1/2 feet to a stake in the middle of a pump house; thence
South 14 degrees East, 175-1/2 feet to a gate post; thence South 54 degrees East,
900 feet to a stake; thence South 18-1/2 degrees East, 2635 feet to a stake; thence
South 84-1/2 degrees West, 185-1/2 feet to a stake in a wire fence on top of a
bluff; runs thence South across the original tract, 5042 feet to a stake on the bank
of Hatchie River with a maple pointer, and being the southwest corner of E.H.
Moorer's tract of this division; runs thence with the meanders of Hatchie River: -
72-1/2 degrees West, 190 feet; South 88 degrees West, 130 feet; South 65 degrees
West, 190 feet; South 72-1/2 degrees West, 300 feet; South 69-1/2 degrees West,
250 feet; South 76 degrees West, 190 feet; West 130 feet; North 60 degrees West,
190 feet; North 28-1/2 degrees West, 440 feet; North 24-1/2 degrees West, 250
feet; North 1-1/2 degrees West, 250 feet; North 32-1/2 degrees East, 66 feet;
North 34-1/2 degrees East, 66 feet; North 47-1/2 degrees East, 130 feet; North 9-
1/2 degrees West, 125 feet; North 6 degrees West, 250 feet; North 47-1/2 degrees
West, 195 feet; North 68-1/2 degrees West, 195 feet; South 72-1/2 degrees West,
382 feet to a stake on the river bank and the southwest corner of this original tract,
white oak tree pointer; thence with the west boundary line of the original tract,
North 8275.3 feet to the BEGINNING, containing 511.9 acres, more or less.

There is included within these boundaries a small lot of about 3 acres of land in which E. H. Moorner conveyed to H. B. Moorner, Jr., his undivided interest by deed recorded in Deed Book D-4 page 269, Register's Office of Lauderdale County, Tennessee. As stated above the road extending along the north side of the tract of this land herein assigned to E. H. Moorner is to be kept and maintained open for the use of H. B. Moorner, Jr., and his successors in ownership of this tract of land assigned to him, and he is to have access for the use of this road at all times for the right of way and ingress and egress to his tract of this land, and he and his successors are to have the use of the entrance and driveway leading from this road into his premises at all times; and this road and driveway are both to be used by the parties hereto and their successors in common for ingress and egress to their respective properties and premises.

Conveyance of this property is made subject to the following provisions incorporated in grantors' deed to-wit:

"There is a road leading along the north side of the tract of land and which is used by both parties to this deed as a road for ingress and egress to the respective tracts of land and the residences and premises of both parties and extends from the main public road and leads west to the main entrance of the road leading to the residences and premises of the parties hereto, and it is expressly agreed and understood and is a part of the terms of this instrument that this road is to be kept open and maintained as it is now located for the use of both of the parties hereto and for their heirs and assigns and their successors in the ownership of the respective tracts of land, and this road is not to be closed, or its use obstructed by any person at any time. It is also understood that the road leading from this road and the main entrance into the premises and residences of the parties hereto is to be kept open and used for the benefit of both parties hereto and their successors to the property, for the same use and purpose as the first mentioned road.

"But it is expressly agreed and understood and stipulated by us that the oil, gas and mineral rights in this original tract of land are not divided by this partition deed, that is the oil, gas and mineral rights in the entire undivided original tract of land are to remain and be the joint property of the parties hereto, and if oil, gas or any kind of minerals are discovered and produced from either of the tracts of land assigned by this division, then any such oil, gas, minerals is or are to be and will be the joint property of both the parties hereto and they will share in equal portions of same; and this reservation of the oil, gas and mineral rights in the whole tract of land shall apply to and remain for the use and benefit of H. B. Moorner, Jr. and E. H. Moorner, jointly for their children and issue of any of their children, and during the time in which either H. B. Moorner, Jr. or E. H. Moorner, or any of their children or issue of any of their children shall own either one of these tracts of land this reservation shall be in force and effective, but this reservation shall become extinguished in event that both tracts of this land shall not be owned by H. B. Moorner, Jr. or E. H. Moorner, or by any of their children or issue of such children."

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE are the following exclusions:

FIRST EXCLUSION: BEGINNING at a stake on north bank of Hatchie River at low water mark in a wire fence (this being Nat Alston's southeast corner) runs thence straight by fence North approximately 5,700 feet to an overcup oak a short distance from H. B. Moorner, Jr., open field (twelve feet south of above mentioned overcup oak is a red oak in the fences and lying in a depression); thence runs in a generally easterly direction following the meander of a fence in the timber line that separated H. B. Moorner, Jr. open land to a stake in the fence 375 feet west of H. B. Moorner, Jr. southeast corner (This is the north boundary line of herein

described woodland except for a neck of woods not conveyed running 500 feet north into H. B. Moorer open land and 170 feet wide); thence South 84-1/2 degrees West, 1476.5 feet by straight line fence separating E. H. Moorer woodland to an iron grader blade stake in a slough, this being E. H. Moorer woodland northwest corner; thence runs South by straight line painted red on trees approximately 5042 feet passing a 30 inch sweet gum on north bank of Holly Hole Slough on to a stake on north bank of Hatchie River at low water mark (This red tree line is west boundary line E. H. Moorer woodland, and stake at south end of line is E. H. Moorer southwest corner); thence runs downstream with the meander of Hatchie River to the BEGINNING, containing 271 acres woodland, more or less.

SECOND EXCLUSION: Pumphouse and well located east boundary line of 511.9 acre tract, being on division line, and well and pumphouse is excluded from this conveyance as long as same is in operation.

THIRD EXCLUSION: BEGINNING at a corner fence post, this being H. B. Moorer, Jr.'s southeast corner and the northeast corner of Miller Lumber Company tract; runs thence South 84-1/2 degrees West, by a wire fence, 375 feet to a locust fence post, thence North by a wire fence dividing Miller Lumber Company woodland to a two-prong maple tree, thence East to fence post in E. H. Moorer's dividing line fence, said point being 495 feet north of beginning point, thence South 495 feet in the division line of the Moorer property to the point, containing four acres, more or less.

Leaving 237 acres, more or less.

Being further identified as Map 139, Parcel 24.01, in the records of the Tax Assessor's Office for Lauderdale County, Tennessee.

Being the same property conveyed to John W. Sumrow and wife, Barbara M. Sumrow, by deed recorded in Record Book 131, page 275, in the Register's Office for Lauderdale County, Tennessee.

THUMB FARM

Lying and being situated in the Third (3rd) Civil District of Lauderdale County, Tennessee, and being further described as follows: BEGINNING at what was formerly Mr. Harlan's northwest corner, at a stake with three dogwood pointers, running North 81 poles to the northwest corner of a 245-1/3 acre tract of which this is a part; thence East 241 poles to the northeast corner of the same tract, it being on the western boundary of the land belonging to the heirs of I. H. Nixon, deceased; thence South 81 poles to a stake on said Nixon's west boundary, it being Mr. Harlan's northeast corner; thence West with said Harlan's line 241 poles to the BEGINNING, containing 122-121/160 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE are the following exclusions:

EXCLUSION 1: BEGINNING at the northwest corner of Harlan's and the northeast corner of James T. Garner's land and runs thence West (true meridian magnetic variation being North 5-1/2 degrees East) 49 poles to a stake in Conrad's east boundary line; thence North with Conrad's line 81-9/10 poles to a large black oak, the widow Adams and the widow Jenkins corner; thence East with widow Jenkins line 11-68/100 poles to a black gum with two white oaks as pointers; thence South 24-1/2 degrees East, 90 poles to the BEGINNING, containing 15-84/100 acres, more or less.

EXCLUSION 2: BEGINNING at a stake in the north boundary line of the William Thum farm, and in the south margin of the south margin of the right of way of the Bryant's Ferry Gravel Road, runs thence South 4 degrees 30 minutes East, 559 feet to a stake in the field and in the north edge of a field road; thence with the north edge of the field road, North 74 degrees 15 minutes West, 200 feet to a stake; thence North 53 degrees 40 minutes West, 213 feet to a point in the middle of the creek; thence up said creek and in the center of same, North 34 degrees 15 minutes East, 245 feet; thence North 12 degrees 15 minutes East, 184 feet to a point in the center of a creek and in the center of Bryant's Ferry Gravel Road; thence North 83 degrees 15 minutes East, 132 feet to the POINT OF BEGINNING, and containing 2.75 acres, more or less.

Leaving 109 acres, more or less.

Being further identified as Map 117, Parcel 9.00, in the records of the Tax Assessor's Office for Lauderdale County, Tennessee.

Being the same property conveyed to John W. Sumrow and wife, Barbara McBride Sumrow by deed recorded in Record Book 60, page 97, in the Register's Office for Lauderdale County, Tennessee.

BURKS FARM

TRACT 1: Being in the Third (3rd) and Tenth (10th) Civil Districts of Lauderdale County, Tennessee, and more particularly described as follows, to-wit: BEGINNING at a stake, the most easterly southeast corner of the Mary Roy tract (Record Book Q-3, page 508) and in the west line of McBride; runs thence with McBride, South 31 chains to a stake; thence East 1.75 chains to a stake; thence South about 54.62 chains to the north bank of Hatchie River; thence down the river to the southeast corner of a tract in the name of Mrs. Walter Johnson; thence North about 58 chains to the southwest corner of the above mentioned Mary Roy place; thence East 15.45 chains to a stake; thence North 20 chains to the southwest corner of a 6.6 acre tract; thence with the dug ditch, North 56 degrees East, 10.5 chains; thence North 41 degrees East, 5.25 chains to the southwest corner of tract number one of this division; thence East 4.00 chains to the POINT OF BEGINNING, containing 226.9 acres, more or less.

TRACT 2:

PARCEL A: BEGINNING at an elm on the east line of original Reid 472-1/2 acre tract; thence South 89 degrees East, 22.87 chains to a stake, 3.45 chains east of 12 inch gum; thence South 1/2 degree West, 75.77 chains to north bank of Hatchie River; thence down said river to southeast corner of tract "B" on map; thence North 1/2 degrees East, 54.62 chains to stake from which North 1 3/4 degrees East 18 links --- pointer; North 61 degrees East, 26 links a small cypress; North 88 degrees West, 8 links iron wood pointer; thence North 87-1/2 degrees West, 1.80 chains to white oak stump; thence North 1/2 degree West, 52.45 chains to BEGINNING, containing by estimation 192.80 acres.

PARCEL B: BEGINNING at a stake, the southwest corner of the S. M. Roy 100 acre Willie Lake Tract and the northeast corner of the R. S. Burks 349 acre Thompson tract; thence West with the north boundary line of said 349 acre tract 179 poles to the northwest corner of the same, a stake with poplar and elm pointers, the same being the southwest corner of said 100 acre tract, of which this is a part; thence North with the east boundary line of said R. S. Burks' Oldham tract, 36-1/5 poles to a stake; thence East, parallel with the south boundary line of said 100 acre tract, 141-1/5 poles to a stake in the field; thence North 19-4/5 poles to a stake in the Henning and Cherry Road; thence East 34-4/5 poles to a stake with black gum pointers in Charles Burks' west boundary line; thence South with

said Charles Burks' and R. S. Burks' west boundary line 57 poles to the BEGINNING, containing 45 acres more or less.

TRACT 3:

PARCEL A: BEGINNING at a stake, the most easterly southeast corner of the Mary Roy tract of which this now described tract is a part and being in the west boundary line of a tract now in the name of McBride and being the northeast corner of tract number five of this survey of November 28th, 1966, by F. W. Carter, Surveyor; runs thence with the north line of tract number five, West 4.00 chains to a point in the center of a dug ditch, thence with the ditch, North 22-1/4 degrees East, 11.40 chains to the west line of McBride; thence South 10.25 chains to the POINT OF BEGINNING, and containing 2.05 acres, more or less.

PARCEL B: BEGINNING at a stake, the most westerly southwest corner of the Mary Roy tract of which this now described tract is a part and being the northwest corner of tract number four of this division and being in the east boundary line of a tract in the name of Mrs. Walter Johnson; runs thence with Johnson, North 14 chains to a point in the center of a dug ditch; thence with the ditch, North 85 degrees East, 7.0 chains; thence North 60 degrees East, about 9.5 chains to a stake in the west line of tract number five of this division; thence South 20 chains to the northeast corner of the above mentioned tract number four; thence West 15.45 chains to the POINT OF BEGINNING, and containing 25 acres, more or less.

Being further identified as Map 125, Parcel 40.00, in the records of the Tax Assessor's Office for Lauderdale County, Tennessee.

Being the same property conveyed to Vernon McBride, Jr. and sister, Barbara Kate McBride Sumrow, by deed recorded in Record Book 509, page 531, in the Register's Office for Lauderdale County, Tennessee. Vernon McBride, Jr., conveyed his one-half undivided interest in said property to John W. Sumrow and wife, Barbara Sumrow, by Partition Deed recorded in Record Book 576, page 119, in said Register's Office.

HALLS FARM:

Lying and being situated in the Twelfth (12th) Civil District of Lauderdale County, Tennessee, and more particularly described as follows: BEGINNING at a stake in the middle of the Halls and Poplar Grove Road at the southwest corner of the Jessie Green tract conveyed to Edd Sumrow and the southeast corner of the Lacey tract now owned by Edd Sumrow, runs thence with the middle of the Halls and Poplar Grove Road, West, passing the southwest corner of the Lacey tract and the southeast corner of the C. C. Stacey tract now owned by Edd Sumrow, at 94-3/5 poles and continuing same course, in all 187.3 poles to a stake in a right angle turn of the Halls and Poplar Grove Road, this being the southwest corner of the C. C. Stacey tract; thence with the middle of the Halls and Poplar Grove Road, North 44 poles to a stake, the northwest corner of the C. C. Stacey tract; thence East 94.4 poles to a stake in the west boundary line of the Lacey tract and the northeast corner of the C. C. Stacey tract; thence with the west boundary line of the Lacey tract, North 4-1/2 degrees East, 92 poles to a stake, the northwest corner of the Lacey tract; thence with the north boundary line of the Lacey tract, East 86 poles to a stake, the northeast corner of the Lacey tract, in the west boundary line of formerly the J. A. McGuire, but now Burke land; thence with said line and the west boundary line of the Jessie Green tract, South 136.02 poles to the BEGINNING, containing 104.59 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following exclusion: BEGINNING at a point in the center of the Halls-Poplar Grove blacktop road at a right angle turn, said point being the southwest corner of Edd Sumrow's 104.59 acre tract of which this tract is a part, and

this tract, now being described, southwest corner, runs thence with the center of the Halls-Poplar Grove Road, North 726 feet, the southwest corner of Harry Wright's tract; thence with Wright's south line and Edd Sumrow, Sr.'s original north line, East 234 feet to a stake, thence South 726 feet to a stake in the center of the Halls-Poplar Grove Road; with said road, West 234 feet to the POINT OF BEGINNING, and containing 3.90 acres, more or less.

Being further identified as Map 16, Parcel 1.00, in the records of the Tax Assessor's Office for Lauderdale County, Tennessee.

Being the same property conveyed to John W. Sumrow and wife, Barbara Kate Sumrow, by deed recorded in Record Book 359, page 95, in the Register's Office for Lauderdale County, Tennessee.

WATKINS FARM

Lying and being in the Thirteenth (13th) Civil District of Lauderdale County, Tennessee, more particularly described as follows, to-wit: BEGINNING at a stake in the southeast corner of this 261 3/4 acre tract of land on the bank of Hatchie River; runs thence North 65 degrees West, 36 poles to a stake; thence North 39 degrees West, 36 poles to a stake; thence West 19 poles to a stake; thence North 30 degrees West, 43 poles to a stake; thence West 206 poles to a stake, the northeast corner of an entry for 98 3/4 acres in the name of S. W. Johnson; thence South with his east boundary line 112 poles to his southeast corner on an over-cup; thence West with his line 140 poles to a cypress in the northeast boundary line of an entry for 120 acres in the name of J. C. McLemore; thence South 15 poles to a small elm on the bank of the Hatchie River; thence up said river with its meanders on a straight line about 150 poles to the BEGINNING, containing 261 3/4 acres, more or less.

Being further identified as Map 134, Parcel 11.00, in the records of the Tax Assessor's Office for Lauderdale County, Tennessee.

Being the same property conveyed to John William Sumrow and wife, Barbara Kate McBride Sumrow, by deed recorded in Record Book 41, page 489, in the Register's Office for Lauderdale County, Tennessee.

WILLIAMS FARM

Lying and being in the Fourth (4th) Civil District of Lauderdale County, Tennessee, more particularly described as follows, to-wit: BEGINNING at a point in the center of the Henning to Fulton public road, and in Carey Rhodes' east line, runs thence in a northeastern direction with the center of the Henning to Fulton Road, as follows: North 60 degrees East, 31 poles; North 55 degrees East, 12 poles; North 50 degrees East, 9 poles; North 45 degrees East, 6 poles; North 40 degrees East, 33.5 poles to a point in center of Henning to Fulton Road and in Mrs. Vernon Peters' south line; thence East with the south line of Mrs. Vernon Peters 70.8 poles to Mrs. George Watkins' northwest corner and Mrs. Vernon Peters' south line; thence South with Mrs. George Watkins' west line 114 poles to Mrs. Watkins' north line and Williams' southeast corner; thence West with Mrs. George Watkins' north line 140 poles to Carey Rhodes' east line and Williams' southwest corner; thence North with Carey Rhodes' east line 61 poles to the POINT OF BEGINNING, and containing 87.1 acres, more or less.

Being further identified as Map 134, Parcel 9.00, in the records of the Tax Assessor's Office for Lauderdale County, Tennessee.

Being the same property conveyed to John W. Sumrow and wife, Barbara Kate Sumrow, by deed recorded in Record Book 224, page 353, in the Register's Office for Lauderdale County, Tennessee.

All tracts being the same property in which Barbara Kate McBride Sumrow, a/k/a Barbara M. Sumrow, a/k/a Barbara McBride Sumrow, a/k/a Barbara Kate Sumrow, a/k/a Barbara Sumrow, conveyed to John W. Sumrow, her interest in said property by Quitclaim Deed recorded in Record Book 640, page 415, in the Register's Office for Lauderdale County, Tennessee.

SIGNED this the 24 day of June, 2015.

ESTATE OF JOHN WILLIAM SUMROW

By: *John William Sumrow, Jr.*
John William Sumrow, Jr.
Personal Representative

STATE OF TENNESSEE

COUNTY OF Lauderdale

Before me, a notary public in the state and county aforesaid, personally appeared JOHN WILLIAM SUMROW, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Personal Representative of the Estate of JOHN WILLIAM SUMROW, deceased, the within named Grantor, and that he as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Personal Representative.

Witness my hand and seal on this 24 day of June, 2015.

Allison Summar
Notary Public

My Commission Expires: 1-17-18

RESPONSIBLE FOR TAXES:

John William Sumrow Family Trust
c/o John William Sumrow, Jr., Trustee
105 Brent Cove
Ripley, Tennessee 38063



I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$0.00. This transfer is exempt pursuant to TCA Sec. 67-4-409 (a) (3) (D).

John William Sumrow, Jr.
AFFIANT

Sworn to and subscribed before me on this 24 day of June, 2015.

Allison Summar
Notary Public

My Commission expires: 1-17-18

