

This instrument prepared by
BIVENS & JOHNSTON
Attorneys at Law
Dyersburg, Tennessee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FEDERAL LAND BANK OF LOUISVILLE, a corporation existing under an Act of Congress known as the Farm Credit Act of 1971, has this day bargained and sold and by these presents does hereby transfer and convey unto ELBERT LEE BAUM and DIANNA FAYE BAUM as tenants by the entirety, their heirs and assigns, the following described real estate, to-wit:

Lying and being situated in the 13th Civil District of
Lauderdale County, Tennessee.

BEGINNING in the West margin of a gravel road and the south margin of Tennessee Highway #87; thence southwesterly along the South margin of Tennessee Highway #87 63.20 chains to the southwest corner of the tract being described, thence North $86\frac{1}{2}$ degrees east 52.00 chains to the southeast corner of the area being described; thence North $3\frac{3}{4}$ degrees west 29.00 chains; thence north $24\frac{1}{2}$ degrees west about 13.50 chains to the beginning containing 125.00 acres more or less, but there is included in these calls but excluded from this conveyance, a lot of 3 acres more explicitly described as beginning 16.49 chains from the center line of Highway #87 and being .026 chains west of said gravel road; thence south $83\frac{1}{2}$ degrees west 3.85 chains to a stake; thence south about 7.70 chains to a stake; thence north 79 degrees east 3.85 chains; thence along said gravel road; thence north $3\frac{3}{4}$ degrees west 7.70 chains to the beginning.

This being a portion of the property conveyed to the grantors herein by Trustee's Deed recorded in the Register's Office for Lauderdale County, Tennessee in Book 246, at page 113.

TO HAVE AND TO HOLD said above described real estate, together with improvements and appurtenances thereunto belonging, unto the said ELBERT LEE BAUM and DIANNA FAYE BAUM, as tenants by the entirety, their heirs and assigns, forever.

THE GRANTOR HEREIN COVENANTS with the Grantees herein that it is lawfully seized and possessed of said above described real estate, has a good and lawful right to sell and convey same and that said real estate is unencumbered with the exception of any existing easements, roadways, rights-of-way, restrictive covenants, mineral rights, zoning restrictions, mineral, oil and gas, crop, dwelling or other outstanding leases and rights of redemption arising under State or Federal Law.

THE GRANTOR FURTHER COVENANTS and binds itself, its successors and assigns, that it will forever warrant and defend the title to the said above described real estate unto the said ELBERT LEE BAUM and DIANNA FAYE

BAUM, their heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, FEDERAL LAND BANK OF LOUISVILLE has hereunto caused its corporate name to be subscribed by its duly appointed Attorney-in-Fact on this the 11th day of March, 1986.

THE FEDERAL LAND BANK OF LOUISVILLE

BY: FEDERAL LAND BANK ASSOCIATION OF
THE FOURTH DISTRICT

Attorney-in-Fact under Power of
Attorney recorded in Deed Book
239 at page 311.

BY:

Jimmy Welch
Jimmy Welch
Chief Operating Officer

PERSON OR AGENCY RESPONSIBLE FOR PAYING TAX

Elbert Lee Baum
NAME OF PERSON OR AGENCY

Rt Box 455 Carington Ln.
ADDRESS OF PERSON OR AGENCY

STATE OF TENNESSEE

COUNTY OF DYER

I, Charles P. Bivens, a Notary Public, in and for the State and County aforesaid, do certify that on March 11, 1986 before me appeared JIMMY WELCH to me personally known, and who, being by me duly sworn, did say that he is the Chief Operating Officer of The Federal Land Bank Association of the Fourth District, a corporation; that said instrument was signed by him for and on behalf of said corporation acting as Attorney-in-Fact for The Federal Land Bank of Louisville, a corporation, all under the authority of the Board of Directors of The Federal Land Bank Association of the Fourth District; and acknowledged said instrument to be his free act and deed as such officer or employee, the free and corporate act and deed of said association as such Attorney-in-Fact, and the free and corporate act and Deed of The Federal Land Bank of Louisville.

IN WITNESS WHEREOF, I have heretofore set my hand and Notary Seal in the State and County aforesaid on the date last above written.

Charles P. Bivens
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/3/86

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$51,850.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Elbert Lee Baum
Affiant

Subscribed and sworn to before me this 30 day of April, 1986

Nolan Criner

STATE OF TENNESSEE, LAUDERDALE COUNTY
The foregoing instrument and certificate were noted in
Note Book 14, Page 178 At 2:05 O'clock P M 3-20-86
and recorded in Book 261 Series — Page 248
State Tax Paid \$134.75 Fee 50 Recording Fee 800 Total \$14318
Witness My hand
Receipt No. 134

Nolan Criner
Registrar (J. 202)