

This instrument prepared by William Dan Douglas, Jr., Attorney at Law
Ripley, Tennessee, without the benefit of a title opinion

DEED TO EASEMENT

Greg Summar, Register
Lauderdale County Tennessee
Rec #: 182555 Instrument #: 204033
Rec'd: 15.00 Recorded
State: 0.00 9/20/2023 at 10:38 AM
Clerk: 0.00 in Record Book
Other: 2.00 795
Total: 17.00 PGS 629-631

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

That for and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, ELBERT LEE BAUM and wife, DIANNA FAYE BAUM, have this day bargained and sold and do by these presents transfer, sell and convey unto ANDREW CARTER BAUM and wife, LESLIE SMITH BAUM, as tenants by the entirety, their heirs and assigns forever in fee simple, a permanent and perpetual easement and right-of-way over and across the hereinafter described parcel of land, lying situated and being in the 13th Civil District of Lauderdale County, Tennessee, and more particularly described as follows, to-wit:

30' Ingress-Egress Easement:

Commencing at a railroad spike in the intersection Hwy 87 and Peters Road, being the northeast corner of Elbert L. Baum's tract as described in Book 261, page 248 in the Register's Office of Lauderdale County Tennessee, thence leaving said centerline intersection, S 53° 53' 49" W, 1110.57 feet to the northeast corner of subject Easement in the south right of way of Highway 87 (60'), 30 feet south of the centerline, the "Point of Beginning"; thence leaving said ROW, S 34° 15' 00" E, 422.47 feet; thence S 3° 00' 00" W, 1242.26 feet to a point in the north line of Andrew Baum's 23.722 acre tract as described in Book 766, page 75 in the Register's Office of Lauderdale County, Tennessee, and being N 85° 33' 39" W, 68.54 feet from the northeast corner of Baum's (766/75) tract, the southeast corner of subject easement; thence N 85° 33' 39" W, 30.01 feet to the southwest corner of subject easement; thence leaving the north line of Baum's (766/75) tract, N 3° 00' 00" E, 1231.39 feet; thence N 34° 15' 00" W, 412.20 feet to the south right of way of Highway 87, being the northwest corner of subject easement; thence with said ROW, N 55° 26' 36" E, 30.00 feet to the true Point of Beginning, said parcel being 49624.85 square feet or 1.139 acres, more or less, according to the survey referenced to the Tennessee State Plane Coordinate System (NAD83 2011) dated July 12, 2022 by Randall S. Carmack, TN RLS 1424, Carmack Surveying, 1295 Meeks Road, Halls, Tennessee 38040.

Being a portion of the property conveyed to Elbert Lee Baum and wife, Dianna Faye Baum, by deed recorded in Book 261, page 248 of the Register's Office of Lauderdale County, Tennessee.

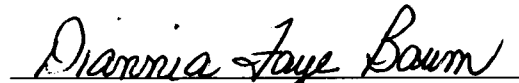
This is a permanent and perpetual ingress and egress easement that shall run with the land.

TO HAVE AND TO HOLD the above described and conveyed real estate unto the said ANDREW CARTER BAUM and wife, LESLIE SMITH BAUM, as tenants by the entirety, their heirs and assigns forever in fee simple.

WE COVENANT that we are lawfully seized and possessed of said tract of land; that said property is free and unencumbered; and that we will warrant and forever defend the title to the same against the lawful claims of all persons whomsoever.

WITNESS our signatures, this 20th day of September, 2023.

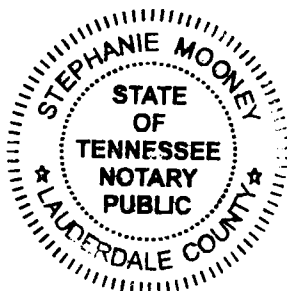

ELBERT LEE BAUM

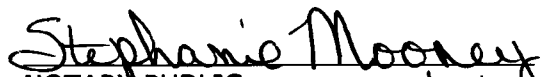

DIANNA FAYE BAUM

STATE OF TENNESSEE)
)
COUNTY OF LAUDERDALE)

Personally appeared before me, the undersigned Notary Public, in and for said state and county, ELBERT LEE BAUM and DIANNA FAYE BAUM, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and seal of office, at office, this 20th day of September, 2023.

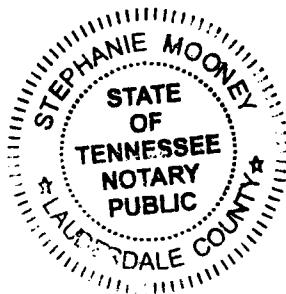



NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/17/24

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

Ahr Bunn
AFFIANT

Sworn to and subscribed before me, this 20th day of
September, 2023.



Stephanie Mooney
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/17/24