

This instrument prepared by William Dan Douglas, Jr., Attorney
Ripley, Tennessee

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF LAUDERDALE)

) KNOW ALL MEN BY THESE PRESENTS:
)

Annie Laura Jennings, Register
Lauderdale County Tennessee
Rec #: 154371
Rec'd: 20.00 Instrument #: 166792
State: 196.10 Recorded
Clerk: 1.00 10/16/2012 at 3:30 PM
Other: 2.00 in Record Book
Total: 219.10 642
Pgs 503-506

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, I, MARVIN W. LAND, have this day bargained and sold and do by these presents transfer, sell and convey to CHRIS PEYTON and SCOTT MATHIS, as equal tenants in common, their heirs and assigns forever in fee simple, the following described real estate, together with all improvements thereon, lying, situated and being in the 13th Civil District of Lauderdale County, Tennessee, and more particularly described as follows, to-wit:

Beginning at a point in the centerline of State Highway 87 at its intersection with State Highway 87A being southwest corner of the original Bates tract; thence north along State Highway 87, 17 degrees 52 minutes 46 seconds east 1753.89 feet to a point; thence south 72 degrees 07 minutes 14 seconds east 1,240.98 feet to a point; thence south 2 degrees 00 minutes 1,024.14 feet to a point, being an oak tree; thence north 88 degrees 12 minutes 23 seconds west 151.8 feet to a point; thence north 33 degrees 17 minutes 39 seconds west 191.5 feet to a point; thence south 84 degrees 01 minute 12 seconds west 245.81 feet to a point; thence north 25 degrees 47 minutes west 256.15 feet to a point; thence south 59 degrees 02 minutes 39 seconds west 270.5 feet to a point; thence south 1 degree 07 minutes 15 seconds west 150 feet to a point; thence north 85 degrees 18 minutes 31 seconds west 373.98 feet to a post; thence south 3 degrees 32 minutes 43 seconds west 390.54 feet to a point in the centerline of State Highway 87A; thence north 88 degrees 12 minutes 19 seconds west 439.47 feet to the point of beginning, containing 38.19 acres, more or less.

Being designated as Map 115, Parcel 33.07 in accordance with the Tax Assessor's Office of Lauderdale County, Tennessee.

Being a portion of the property conveyed to Marvin W. Land by deed recorded in Book 267, page 394 and Book 381, page 444 of the Register's Office of Lauderdale County, Tennessee.

FIRST EXCLUSION: Included in the above description, but excluded from this conveyance is a tract of land conveyed to Marvin W. Land by deeds recorded in Book 292, page 79, Book 283, page 362, Book 270, page 351, Book 340, page 7 and Book 381, page 447 of the Register's Office of Lauderdale County, Tennessee and is more particularly described as follows, to-wit:

Lot 1 of the Marvin Land/Highway 87 Subdivision as set out in Plat recorded in Plat Cabinet 2, Slide 137A of the Register's Office of Lauderdale County, Tennessee.

SECOND EXCLUSION: Included in the above description, but excluded from this conveyance is a tract of land conveyed to Marvin W. Land by deeds recorded in Book 267, page 394, and Book 381, page 444 and conveyed to Douglas B. Land by deeds recorded in Book 473, page 704 and Book 641, page 167 of the Register's Office of Lauderdale County, Tennessee and is more particularly described as follows, to-wit:

Lot 2 of the Marvin Land/Highway 87 Subdivision as set out in Plat recorded in Plat Cabinet 2, Slide 137A of the Register's Office of Lauderdale County, Tennessee.

THIRD EXCLUSION: Included in the above description, but excluded from this conveyance is a tract of land conveyed to Tommy Johnson, Carolyn Rogers and Estrellita Rogers as Trustees for Bethel Baptist Church by deed recorded in Book 268, page 305 of the Register's Office of Lauderdale County, Tennessee and is more particularly described as follows, to-wit:

Beginning at a 24" oak tree in the northeast corner of the Bethel Church tract, said point being the southeast corner of Marvin W. Land and wife, Harriet W. Land's, 38.19 acre tract of which this tract, now being described, is a portion, runs thence with the north line of the Bethel Church tract and the south line of Land's 38.19 acre tract as follows: North 88 degrees 12 minutes 23 seconds West 151.8 feet to a stake; thence north 33 degrees 17 minutes 39 seconds West 191.5 feet to an iron pipe; thence South 84 degrees 01 minute 12 seconds West 77.59 feet to a stake, the southwest corner of subject tract; thence North 2 degrees 44 minutes West 387.91 feet to a point in a drainage ditch, an inner corner of Land and the northwest corner of subject 3.00 acre tract; thence along said drainage ditch, South 60 degrees 35 minutes East 418.28 feet to a point in Land's original east line, subject tract's northeast corner; thence with Land's original east line, South 2 degrees 00 minutes West 338.98 feet to the point of beginning and containing 3.00 acres, more or less.

FOURTH EXCLUSION: Included in the above description, but excluded from this conveyance is a tract of land conveyed to Carolyn Land by deed recorded in Book 366, page 652 of the Register's Office of Lauderdale County, Tennessee and is more particularly described as follows, to-wit:

Beginning at a PK nail (set) in the centerline of State Highway 87A, said point being the southwest corner of Ruby Purcell's lot and an original southeast corner of Marvin Land's 38.19 acre tract of which this lot, now being described, is a portion, runs thence with the center line of State Highway 87A, North 88 degrees 33 minutes 30 seconds West 200.10 feet to a PK nail (set), subject lot's southwest corner and the southeast corner of Ikie Follis' lot, recorded in Book 333, page 303; thence with Follis' east line North 3 degrees 32 minutes 43 seconds East 257.16 feet to an iron pin (set) in the south line of Marvin Land's lot, recorded in Book 340, page 7 subject lot's northwest corner and Follis' northeast corner; thence across the south side of Land's lot, Book 340, page 7, South 85 degrees 26 minutes 54 seconds East 200.00 feet to an iron pin (set) in Ruby Purcell's west line, subject lot's northeast corner and Land's new southeast corner; thence with Purcell's west line, South 3 degrees 32 minutes 43 seconds East 246.30 feet to the point of beginning and containing 1.156 acres, more or less.

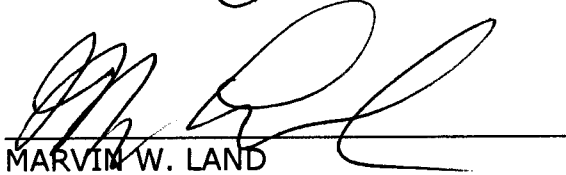
FIFTH EXCLUSION: Included in the above description, but excluded from this conveyance is a tract of land conveyed to Jerry R. Steelman and George M. Klee by deed recorded in Book 305, page 272 of the Register's Office of Lauderdale County, Tennessee and is more particularly described as follows, to-wit:

Beginning at a point at the intersection of the center line of State Highway #87 and with the center line of State Highway 87A, said point being the southwest corner of Marvin W. Land and wife, Harriet W. Land's, original 38.19 acre tract of which this lot, now being described, is a portion, runs thence with Land's original west line and along the centerline of State Highway #87, North 18 degrees 11 minutes East 314.65 feet to a PK nail, the southwest corner of Marvin W. Land and Billy Chipman's 1.00 acre lot, recorded in Book 270, page 351 of the Register's Office of Lauderdale County, Tennessee; thence with Land and Chipman's south line, South 72 degrees 16 minutes 42 seconds East 164.87 feet to an iron pin, subject lot's northeast corner and Land's new northwest corner; thence with Land's new west line, South 3 degrees 32 minutes 43 seconds West 256.77 feet to a PK nail in the center line of State Highway #87A, Land's original south line, said point being subject lot's southeast corner and Land's southwest corner; thence with Land's original south line and along the centerline of state Highway #87A, North 88 degrees 12 minutes 19 seconds West 239.47 feet to the point of the beginning and containing 1.30 acre, more or less.

TO HAVE AND TO HOLD the above described and conveyed real estate unto CHRIS PEYTON and SCOTT MATHIS, as equal tenants in common, their heirs and assigns forever in fee simple.

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

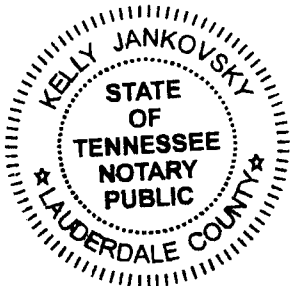
WITNESS my signature, this 15th day of October, 2012.


MARVIN W. LAND

STATE OF TENNESSEE)
)
COUNTY OF LAUDERDALE)

Personally appeared before me, the undersigned Notary Public, in and for said state and county, MARVIN W. LAND, 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.

Witness my hand and seal of office, at office, this 15th day of October, 2012.




NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/13/14

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 53,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Scott Mathis
AFFIANT

Sworn to and subscribed before me, this 15th day of October, 2012.

Kelly Jankovsky
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/13/14

PERSON OR AGENCY RESPONSIBLE
FOR PAYMENT OF TAXES:

Chris Peyton & Scott Mathis
Name of person or agency

4409 Hwy 371 ; Henning, TN 38041
Address of above party

Chris Peyton & Scott Mathis
Name of property owner

Address of property owner

