

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

QUITCLAIM DEED

STATE OF TENNESSEE)
)
COUNTY OF LAUDERDALE)

Greg Summar, Register
Lauderdale County Tennessee
Rec #: 179523 Instrument #: 200077
Rec'd: 25.00 Recorded
State: 0.00 7/20/2022 at 10:24 AM
Clerk: 0.00 in Record Book
Other: 2.00 777
Total: 27.00 PGS 172-176

KNOW ALL MEN BY THESE PRESENTS, that I, PATRICIA ANN PEYTON, do
hereby convey and quitclaim to LISA PEYTON PIPKIN and CHRIS PEYTON, as equal tenants
in common, with express right of survivorship, SUBJECT to a life estate expressly reserved
by the grantor, PATRICIA ANN PEYTON, all of my right, title and interest in and to the
following described real property, 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:

PARCEL ONE:

Beginning at a point in the center line of State Highway 87, said point being
North 17 degrees 52' 46" East 1753.89 feet from the intersection of State Highway 87 and
State Highway 87A, being the northwest corner of a tract conveyed to Land in this division;
thence South 72 degrees 7' 14" East 1240.98 feet to a point; thence North 2 degrees 00'
East 1469.36 feet to a point; thence North 72 degrees 07' 14" West 839.03 feet to a point
in the center line of State Highway 87; thence South 17 degrees 52' 46" West 866 feet to a
point; thence South 72 degrees 55' 35" East 234.29 feet to a post; thence South 17
degrees 55' 12" West 374.30 feet to a point; thence North 72 degrees 55' 31" West 233.94
feet to a point in the center line of State Highway 87; thence South 17 degrees 52' 46"
West 178 feet to the beginning, containing 31.73 acres, more or less.

EXCLUSION: Included in the above description, but expressly excluded from this
conveyance is a tract of land conveyed to Trustees of Faith United Methodist Church, by
deed recorded in Book 652, page 178 of the Register's Office of Lauderdale County,
Tennessee and being more particularly described as follows, to wit: Being Lot 1 of Faith
United Methodist Church as shown on plat recorded in Plat Cabinet 2, slide 141A of the
Register's Office of Lauderdale County, Tennessee, to which reference is hereby made to
incorporate herein a more particular description.

Being designated as Map 115, Parcel 33.13 in accordance with the Property
Assessor's Office of Lauderdale County, Tennessee.

Being the same property conveyed to John Winn Peyton and wife, Patricia Ann Peyton, by deed recorded in Book 523, page 220 of the Register's Office of Lauderdale County, Tennessee. John Winn Peyton died April 27, 2018 leaving as his heirs, his wife, Patricia Ann Peyton, and his children, Lisa Peyton Pipkin and Chris Peyton.

PARCEL TWO:

Tract One: Beginning at a stake in the east line of the George Allen tract, said point being the southwest corner of Austin Winn's store lot (recorded in Book 107, page 376, Register's Office of Lauderdale County, Tennessee) and the inner northwest corner of the W. H. Winn Estate tract of which this tract, now being described, is a portion, runs thence with the inner north line of the W. H. Winn Estate tract and the south line of Austin Winn's store lot, South 87 degrees 56' East 225.27 feet to a stake in the northwest corner of Austin Winn's 0.94 acre parcel; thence with the west line of Austin Winn's 0.94 acre parcel, South 1 degree 26' West 274.78 feet to a corner fence post, southwest corner of said 0.94 acre parcel; thence with the south line of Austin Winn's 0.94 acre parcel, South 89 degrees 12' East 156.52 feet to a stake, southeast corner of said 0.94 acre parcel; thence with the east line of Austin Winn's 0.94 acre parcel, North 1 degree 54' East 144.77 feet to a stake in the south line of John L. Peyton's 0.61 acre parcel; thence with the south line of Peyton's 0.61 acre parcel, South 87 degrees 43' East 195.00 feet to a stake, southeast corner of said 0.61 acre parcel; thence with the east line of Peyton's 0.61 acre parcel, North 1 degree 54' East 97.24 feet to stake, the southwest corner of John Winn Peyton's 0.12 acre parcel; thence with the south line of John Winn Peyton's 0.12 acre parcel, South 87 degrees 56' East 147.00 feet to a stake, southeast corner of said 0.12 acre parcel; thence with the east line of John Winn Peyton's 0.12 acre parcel and the east line of his original house lot (recorded in Book 76, page 259, Register's Office of Lauderdale County, Tennessee), North 1 degree 54' East 215.00 to a PK nail in the center line of the Henning-Fulton Road, State Highway #87A, said point being Northeast corner of John Winn Peyton's original house lot and the northwest corner of the W. H. Winn Estate tract; thence with the north line of the W. H. Winn Estate original tract and along the center line of the Henning-Fulton Road, State Highway #87A, as follows: South 87 degrees 56' East 32.96 feet to a PK nail, thence South 87 degrees 28' East 179.13 feet to a PK nail, the northwest corner of Austin H. Winn's 143.15 acre tract and the northeast corner of subject 403.51 acre tract; thence with the west line of Austin H. Winn's 143.15 acre tract and the inner east line of subject 403.51 acre tract as follows: South 1 degree 17' West 273.58 feet to a fence post, thence South 21 degrees 28' East 1,260.07 feet to a stake, thence South 0 degrees 27' West 3,787.98 feet to a stake, southwest corner of Austin H. Winn's 143.15 acre tract and an inner corner of subject 403.51 acre tract; thence with the south line of Austin H. Winn's 143.15 acre tract and the inner north line of subject 403.51 acre tract as follows: South 53 degrees 21" East 299.00 feet to a 24" Walnut tree, thence North 69 degrees 11' East 167.87 feet to a fence post, thence North 50 degrees 29' East 425.05 feet to a 18" triple Beech tree, thence North 26 degrees 00' East 132.79 feet to a fence post, thence North 81 degrees 27' East 304.96 feet to a stake in John V. Snead's west line and the east of the W. H. Winn Estate original tract, said point being the southeast corner of Austin H. Winn's 143.15 acre tract and the inner northeast corner of subject 403.51 acre tract; thence with Snead's west line and the east line of the W. H. Winn Estate original tract as follows: South 10 degrees 31' West 119.35 feet to a 48" Cypress tree, thence South 13 degrees 51' East 1,272.51 feet to a point in the center of Cane Creek, Snead's southwest corner and an inner corner of W. H. Winn Estate original tract; thence with center of Cane Creek and the east line of W. H. Winn Estate original tract as follows: South 19 degrees 08' West 255.51 feet to a point, thence South 4 degrees 14' East 556.98 feet to a point, thence South 2 degrees 23' West 4,687.78 feet to a

point, subject 403.51 acre tract's southeast corner and the inner northeast corner of Austin H. Winn's 260.03 acre tract; thence with the inner north line of Austin H. Winn's 260.03 acre tract and the south line of subject 403.51 acre tract, North 87 degrees 37' West 317.73 feet to a stake, subject 403.51 acre tract's inner corner and an inner corner of Austin H. Winn's 260.03 acre tract; thence with subject 403.51 acre tract's inner west line and the inner east line of Austin H. Winn's 260.03 acre tract as follows: North 1 degree 07' East 300.52 feet to a point in the center of old Cane Creek, thence with the center of old Cane Creek, North 9 degrees 22' West 627.14 feet to a point, thence North 0 degrees 30' West 550.24 feet to a point, thence North 13 degrees 12' West 109.23 feet to a point, thence North 16 degrees 15' West 187.07 feet to a point, thence North 14 degrees 57' West 163.45 feet to a point, thence North 12 degrees 53' West 372.37 feet to a point, thence North 22 degrees 27' West 181.71 feet to a point, thence North 16 degrees 08' West 327.81 feet to a point, thence North 21 degrees 21' West 199.47 feet to a point, thence North 25 degrees 39' West 141.97 feet to a point, thence North 34 degrees 41' West 620.50 feet to a point, subject 403.51 acre tract's inner corner and the northeast corner of Austin H. Winn's 260.03 acre tract; thence with the north line of Winn's 260.03 acre tract and the inner south line of subject 403.51 acre tract, North 87 degrees 49' West 1,357.63 feet to a stake in the east line of the State of Tennessee property and the original west line of the W. H. Winn Estate tract, said point being the northwest corner of Austin H. Winn's 260.03 acre tract and the southwest corner of subject 403.51 acre tract; thence with the original west line of the W. H. Winn Estate tract and the east line of the State of Tennessee property as follows: North 1 degree 29' East 2,444.35 feet to a corner fence post, thence North 87 degrees 30' West 102.96 feet to a stake, thence North 1 degree 33' East 2,414.62 feet to a stake, thence North 1 degree 54' East 3,093.52 feet to the point of the beginning and containing 403.51 acres, more or less.

Tract Two: Beginning at a stake in the northeast corner of Austin H. Winn's 0.94 acre parcel and the southwest corner of a 15 foot parcel of land carved from the east side of Austin H. Winn's original house lot and was conveyed to John L. Peyton and wife, Mary Frances Peyton, also being an inner corner of the W. H. Winn Estate tract of which this parcel, now being described, is a portion, runs thence with Peyton's south line and the inner north line of the W. H. Winn Estate tract, South 87 degrees 56' East 210.00 feet to a stake, the southwest corner of John Winn Peyton's 0.12 acre parcel (a 27 foot wide strip of land carved from the east side of John L. Peyton and wife, Mary Frances Peyton's original house lot); thence with the east line of subject parcel and the new inner line of the W. H. Winn Estate tract, South 1 degree 54' West 127.24 feet to a stake, the southeast corner of subject parcel and a new inner corner of the W. H. Winn Estate tract; thence with the south line of subject parcel and the new inner line of the W. H. Winn Estate tract, North 87 degrees 43' West 195.00 feet to a stake, an inner corner of Austin H. Winn's 0.94 acre parcel and an inner corner of the U. H. Winn Estate tract and continuing on for a total distance of 210.00 feet to a stake in an inner corner of Austin H. Winn's 0.94 acre parcel and the southwest corner of subject parcel; thence with the inner east line of Austin H. Winn's 0.94 acre parcel and the inner line of the W. H. Winn Estate tract and the west line of subject parcel, North 1 degree 54' East 126.46 feet to the point of the beginning and containing 0.61 acre, more or less.

FIRST EXCLUSION: Included in the above description, but expressly excluded from this conveyance is a tract of land conveyed to Chris Peyton and Scott Mathis, by deed recorded in Book 531, page 357 of the Register's Office of Lauderdale County, Tennessee and being more particularly described as follows, to wit: Beginning at a set cotton spindle in Peyton Road, said point being the southwest corner of Mary Oletta Win's lot (Book 107, page 376)

and the northwest corner of the Mary Frances Winn Peyton et al 403.51 acre tract of which this lot, now being described, is a portion, runs thence with Mary Oletta Win's south line, South 87° 55' 59" East, passing a set iron pin at 30.00 feet and continuing for a total distance of 225.27 feet to a found iron pipe, subject lot's northeast corner and the northwest corner of Mary Oletta Winn's lot (Book 285, page 639, Lot 2); thence with Mary Oletta Win's west line, South 1° 26' 00" West 274.78 feet to a set iron pin, subject lot's inner corner and Mary Oletta Winn's southwest corner; thence with Mary Oletta Win's south line, South 89° 12' 01" East 156.52 feet to a set iron pin, subject lot's inner northeast corner and Mary Oletta Winn's southeast corner; thence across the Mary Frances Win Peyton et al 403.51 acre tract with subject lot's east line, South 1° 54' 00" West 137.80 feet to a set iron pin, subject lot's southeast corner; thence with subject lot's south line, North 83° 40' 42" West 385.14 feet to a set cotton spindle in Peyton Road over a 24 inch concrete culvert and in the west line of Mary Frances Winn Peyton et al 403.51 acre tract, subject lot's southwest corner; thence with the west line of said 403.51 acre tract, North 1° 54' 00" East 380.53 feet to the point of beginning and containing 2.492 acres, more or less. Description provided by Certificate of Survey of J. Brantley Morris, III, R.L.S. No. 1839, dated April 19, 2005.

SECOND EXCLUSION: Included in the above description, but expressly excluded from this conveyance is a tract of land conveyed to Chris Peyton, by deed recorded in Book 769, page 594 of the Register's Office of Lauderdale County, Tennessee and being more particularly described as follows, to wit: Being Lot 1 as shown on the Final Plat – Lot 1 Peyton Road Subdivision recorded in Plat Cabinet 3, slide 29 of the Register's Office of Lauderdale County, Tennessee, to which reference is hereby made to incorporate herein a more particular description of said property.

The above two tracts being designated as Map 126, Parcel 1.00 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

Subject to Boundary Line Agreement recorded in Book 619, page 417 of the Register's Office of Lauderdale County, Tennessee.

Being the same property conveyed to John Winn Peyton, Joan Lee Peyton Collier and Jim Willis Peyton, subject to a life estate reserved by Mary Francis Winn Peyton, by deed recorded in Book 524, page 644 (Tract One) of the Register's Office of Lauderdale County, Tennessee. Mary Frances Winn Peyton is deceased John Winn Peyton died April 27, 2018 leaving as his heirs, his wife, Patricia Ann Peyton, and his children, Lisa Peyton Pipkin and Chris Peyton.

WITNESS my signature, this 20 day of July,

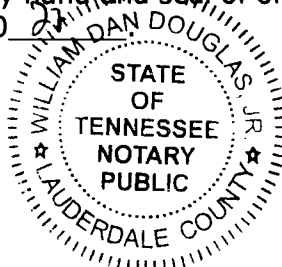
2022.


PATRICIA ANN PEYTON

STATE OF TENNESSEE)
)
COUNTY OF LAUDERDALE)

Personally appeared before me, the undersigned Notary Public, in and for said state and county, being duly commissioned and qualified, PATRICIA ANN PEYTON, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and seal of office, at office, this 20th day of July, 2022

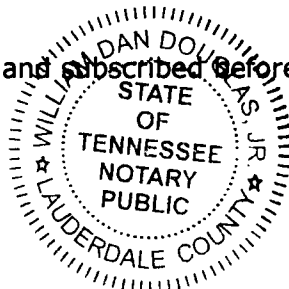


[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/12/26

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

Patricia Ann Peyton
AFFIANT

Sworn to and subscribed before me, this 20th day of July, 2022.



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/12/26

NEW PROPERTY OWNERS:

Risa P. Pipkin + Chris Peyton
Name

4719 Hwy 371 Henning, Ln. 38041
Address

MAIL TAX NOTICES TO:

Patricia Ann Peyton
Name

4719 Hwy 371 Henning, Ln. 38041
Address