

QUITCLAIM DEED

This instrument made and entered into on this the 29th day of August, 2013, by and between WAYNE G. McGOWAN, III, and CHARLOTTE ANN McCRAW, Co-Trustees of the Wayne G. McGowan, Jr., Testamentary Trust under Article IV u-w 2/24/98 and Co-Executors of the Charlotte Ross McGowan Estate, parties of the first part and WAYNE G. McGOWAN, III, and CHARLOTTE M. McCRAW, as tenants in common with each being vested with a one half (½) undivided interest in the entire property, parties of the second part.

WITNESSETH:

That for and in consideration of the sum of \$1.00 cash in hand paid, the receipt of which is hereby acknowledged, the party of the first party conveys and quitclaims to the parties of the second part all its right, title and interest in the following real estate, located in Lauderdale County, Tennessee, and being more particularly described as follows, to-wit:

TRACT #1:

Beginning at a stake in the west margin of the Henning and Fulton newly located gravel road at the point where the west boundary line of the original tract of land of which this is a part crosses said road, runs thence north 2 degrees East with said line 64.6 poles to a stake, the northwest corner of said original tract, and the northeast corner of a 100 acre tract owned by Mrs. Sallie E. Blackwell; runs thence with the north boundary line of said original tract south 87½ degrees east 20.4 poles to a stake in said line on the west margin of said Henning & Fulton Road and at the point where said line crosses said road; thence along the west margin of the right of way of said road south 18 degrees West 67 poles to the beginning, containing 4.1 acres, more or less.

TRACT #2:

Beginning at a stake, with sassafras, dogwood, gum, poplar and hickory pointers, in the south boundary line of an entry for 640 acres made in the name of James P. Taylor, and at the northwest corner of a tract of land purchased by N. T. Cherry of D. M. Henning, of which this is a part; runs thence south with the east boundary line of a tract of land of 400 acres formerly owned by D. M. Henning, but now owned by G. F. Barfield, at his death, being the first tract above mentioned in this deed, 213-1/3 poles to a stake, with hickory and blackgum pointers; thence east 75 poles to a stake in a field; thence north 213-2/3 poles to a stake, with two sweetgum and blackoak pointers; thence west with the south boundary line of said James P. Taylor to the beginning, containing 100 acres, more or less.

EXCLUSION:

All that part of the 100 acre tract of land lying on the East side of the Henning & Fulton State Highway No. 87, to-wit:

Beginning at a stake in the east margin of the right of way of the Henning & Fulton road, State Highway No. 87, in the north boundary line of a tract of land now owned by said Montelle Bates and the south boundary line of the original tract of land of which this tract is a part, runs thence with said line east 40 poles to a stake, the southeast corner of said original tract and in an exterior corner of the said Montell Bates land; thence with the East boundary line of the original tract and Bates west boundary line north 2 degrees east, 135.6 poles to a stake in the east margin of said State Highway No. 87, where the line of said tracts of land crosses said road, south 18 degrees west, 140 poles to the beginning, containing 16.95 acres, more or less.

Annie Laura Jennings, Register	
Lauderdale County Tennessee	
Rec #: 156843	Instrument #: 170165
Rec'd: 20.00	Recorded
State: 0.00	9/11/2013 at 9:30 AM
Clerk: 0.00	in Record Book
Other: 2.00	654
Total: 22.00	Pgs 259-262

TRACT #3:

Beginning at an elm with two dogwood pointers, 70 poles east from the northwest corner of Grant #285 to John Rice; east with the north boundary line of said grant 180-2/3 poles to a redbud, withs sassafras, dogwood and plum pointers; the northeast corner of Lot #5 in the division of land, Grant #285, allotted to the heirs of Rache Seach; thence south with their line 346-2/3 poles to a stake, with dogwood and two sweetgum pointers; thence west 194-2/3 poles to a stake, with dogwood, ash and two poplars; thence north 346-w/e poles to the beginning, containing 398-1/8 acres, more or less.

EXCLUSION:

Beginning at a stake in the center of the old Henning and Fulton Road, also the center of the Old Cherry and Pilljerk Ferry Road, runs thence with the center of the old Henning and Fulton Road, the north line of the State Farm, south 88 degrees, 20' West 269 feet to a stake in the east margin of State Highway No. 87 running from Henning to Fulton, said stake standing 30 feet from the center of the same, thence with the east margin of same and 30 feet from the center of all points in a north easterly direction 544 feet to a stake in the center of the old Henning and Fulton Road, thence with the center of old Road South 1 degree 40' east 471 feet to the point of beginning, and containing 1 acre, more or less.

TRACT #4:

Beginning at a stake, elm pointers; northwest corner of Barfield 398-1/8 acre tract thence west crossing the Ripley and Fulton road, at 6 poles on the top of the bluff, same course, in all 34 poles to a stake in the center of cold creek; thence down said creek south 28 degrees west 28 poles to a stake; thence south 5 degrees west 24 poles to a stake; thence south 30 degrees west 87 poles to a stake, a southeast corner of Mrs. Sallie E. Blackwell Morris tract; thence leaving cold creek south 60 degrees east 96 poles to a stake; thence north 174 poles to the beginning, containing 61 acres, more or less.

BEING the same four tracts conveyed to Wayne Gibbons McGowan, Jr., and his wife, Charlotte Ross McGowan, by deed of Mrs. Sallie E. Blackwell, recorded in Book 38, Page 398, Register's Office of Lauderdale County, Tennessee. Included in the above description but excluded from this conveyance is the following described property, to-wit:

EXCLUSION:

Beginning at a point in the center of Highway No. 87, said point being the northeast corner of a triangular shaped lot owned by Montell Bates, and being an interior easterly corner of the Wayne McGowan, Jr. 479.17 acre tract of which this survey is a part; runs thence with the center of the Highway north 18 degrees east 80 feet to a point in the center of the Highway same being the east line of McGown, Jr.; thence north 72 degrees west 330 feet to a stake; thence south 13 degrees west 175 feet to a stake in the north line of Montell Bates; thence with his north line south 88 degrees east 330 feet to the beginning and containing 1.0 acre, according to a survey of Milton Thornton, Lauderdale County Surveyor, under date of March 27, 1970, and being a part of the real estate conveyed at Book 38, Page 398, Register's Office of Lauderdale County, Tennessee.

Being the same property conveyed to Leon Vanstory and wife, Massie Inez Vanstory, by warranty deed dated March 27, 1970 and recorded in Book 66, Page 263, Register's Office of Lauderdale County, Tennessee.

This being the same property conveyed to CHARLOTTE R. McGOWAN, WAYNE G. McGOWAN, III and CHARLOTTE ANN (McGOWAN) McCRAW as Co-Trustees of the Wayne G. McGowan, Jr. Testamentary Trust and to CHARLOTTE R. McGOWAN, Individually in Deed Book 425, Page 57 of the Register's Office of Lauderdale County, Tennessee. Charlotte R. McGowan is now deceased, and her last will and testament is probated in the Chancery Court of Tipton County, Tennessee, Docket No. 2013-PR-3115. Wayne G. McGowan, III and Charlotte (Ann) McGowan McCraw are the Co-Executors of the Estate of Charlotte Ross McGowan and are the beneficiaries of Charlotte Ross McGowan and the Wayne G. McGowan, Jr. Testamentary Trust.

This being the same property which has been designated in the Tax Assessor's Office of Lauderdale County, Tennessee as Map 115, Parcel 37.

THIS INSTRUMENT BEING PREPARED WITHOUT THE BENEFIT OF A TITLE OPINION.

WITNESS the signatures of the Grantors on this the 29th of August, 2013.

Wayne G. McGowan, Jr. Testamentary Trust


Wayne G. McGowan, III, Co-Trustee

Charlotte Ross McGowan Estate


Wayne G. McGowan, III, Co-Executor

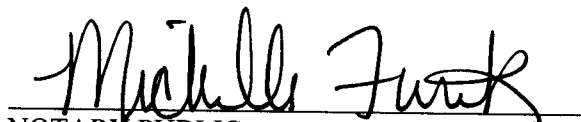

Charlotte Ann McCraw, Co-Trustee


Charlotte Ann McCraw, Co-Executor

STATE OF TENNESSEE
COUNTY OF Tipton

Personally appeared before me, the undersigned authority in and for said county and state, on this the 29th day of August, 2013, within my jurisdiction, the within named Wayne G. McGowan, III, and Charlotte Ann McCraw, who each acknowledged that they are Co-Trustees of the Wayne G. McGowan, Jr. Testamentary Trust and the Co-Executors of the Charlotte Ross McGowan estate, and that in said representative capacity they executed the above and foregoing instrument, being fully authorized




NOTARY PUBLIC

My commission expires: 5/21/14

I, or we, hereby swear or affirm that the actual consideration for this transfer is \$0.00.

Wayne G. McGowan, III
AFFRANT

SWORN TO AND SUBSCRIBED BEFORE ME, this the 29th day of August, 2013.



Michelle Funk
NOTARY PUBLIC

My commission expires: 5/21/14

PERSON OR AGENCY RESPONSIBLE FOR
PAYING TAXES AND MAIL DEED TO:

Wayne G. McGowan, III
P.O. Box 459
Covington, TN 38019

This Instrument Prepared By:
J. Weber McCraw
Attorney
P.O. Box 1398
Braden, TN 38010