

QUIT CLAIM DEED

THIS INDENTURE, made and entered into this July 8, 1998, by and between
H. FRANK KELLER, II, and wife, PATRICIA R. KELLER parties of the first part and
H. FRANK KELLER, II and PATRICIA R. KELLER, Trustees or their successors in trust,
 under the **KELLER FAMILY TRUST**, dated July 8, 1998, and any amendments thereto,
 parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid and
 other good and valuable considerations, the receipt of which is hereby acknowledged, the parties of
 the first part have bargained and sold and do hereby bargain, sell, remise, release, quit claim and
 convey unto the parties of the second part the following described real estate, situated in the
 County of Lauderdale, State of Tennessee:

See attached Exhibit for legal description

This is the same property previously conveyed in Book 361, Page 186 in the Lauderdale County
 Register's Office.

WITNESS the signatures of the parties of the first part on the day and year first above
 written.

H. Frank Keller II
 H. FRANK KELLER, II

Patricia R Keller
 PATRICIA R. KELLER

STATE OF TENNESSEE
 COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally
 appeared, H. FRANK KELLER, II and PATRICIA R. KELLER with whom I am
 personally acquainted, and who executed the foregoing instrument for the purposes
 therein contained by signing their names thereto.

Witness my hand and official seal at office this July 8, 1998.

Larry D. Austin
 Notary Public

My commission expires: October 15, 2001

Property Address:

Owner and Person or agency responsible
 for payment of taxes: H. Frank Keller & Patricia R. Keller
 1139 Lovelace Crossing Road, Henning TN, 38041

Parcel Number:



M 117 M 122 P 19
 GR M 138 P 11
 P 18

000448

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is \$ 10.00.

Affiant

Patricia R. Hillis

Subscribed and sworn to before me this July 8, 1998.

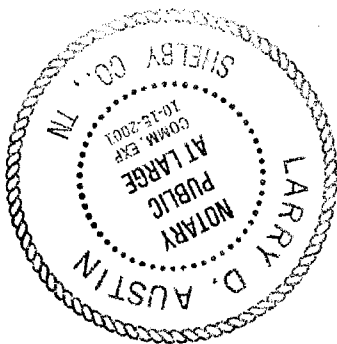
Notary Public

Larry D. Austin

My commission expires: Oct 15, 2001

This instrument prepared by
and return to:

Larry D. Austin, P.C.
6256 Poplar Ave.
Memphis, TN 38119



TITLE NOT SEARCHED

File H30

000449

Exhibit to Quit Claim Deed

FIRST PARCEL:

The following described tracts of land lying and being in the 3rd Civil District of Lauderdale County, Tennessee.

TRACT NO. 1:

Known as the Currie home tract, being the same tract conveyed to D.J. Currie by deed of A.G. Rucker and wife, which said deed is of record in the Register's Office of Lauderdale County, Tennessee, in Deed Book T-T, page 68, and is bounded as follows:

Beginning at Watson's E. boundary line at the S.W. corner of the dower tract of 51 acres; runs thence east 53 poles to a stake with white oak and iron wood pointers; thence S. 7-1/2 poles to a stake, elm, hornbean pointers; thence east 85 poles to a stake in the Covington and Ripley road, the S.E. corner of said dower tract; thence S. 25 degrees W. 56 poles to a stake in said road, the N.E. corner of the homestead tract; thence W. with the N. boundary of the homestead tract and passing its N.W. corner, in all 119 poles to Watson's E.

boundary line, a stake with elm pointers; thence N. 53-1/2 poles to the beginning, containing 40 acres, more or less.

TRACT NO. 2:

This tract was conveyed to said Currie by said A.G. Rucker and wife in the same deed above referred to, and is thus bounded: Beginning at a stake in the S.E. corner of the said 114 acre tract of land, with white oak and red oak and hornbeam pointers, runs south 9 degrees W. with W. line of Posey and Keller 258 poles to Hatchie River, to a stake at low water mark, W.B. Keller's S.W. corner with 2 elm and 2 maple pointers; thence down said river with its meanders to a stake at low water mark, it being 25 poles in a straight line, with three leaning willow pointers; thence N. 9 degrees E. 259-3/5 poles to a stake in the S. line of said 114 acre tract, with ash, haw and red oak pointers; thence E. with S. line of the said 114 acre tract 27 poles to the beginning, containing 42-1/16 acres, more or less.

TRACT NO. 3:

Also conveyed by said Rucker and wife to said Currie by said deed above referred to and is thus bounded: Beginning at the N.W. corner of said homestead tract, laid off to Mrs. Francis B. Posey; thence E. 33 poles to a stake in the N. boundary line of the homestead in a field; thence S. 242 poles to a stake in the S. boundary of the homestead tract at a distance of 33 poles to the S.W. corner thereof; thence W. 33 poles to said S.W. corner; thence N. with the W. boundary line of the homestead tract 242 poles to the beginning, containing 47-1/2 acres, more or less.

TRACT NO. 4:

Being the same tract conveyed to said D.J. Currie by deed of B.F. Lewis and wife of record in the Register's Office at Ripley, Tenn., in Deed Book X-X, pages 207-208 and is thus bounded: Beginning at the N.E. corner of the homestead tract assigned to Francis B. Posey; thence S. 25 degrees W. 5 poles to a poplar; thence S. 35 degrees E. 16-1/2 poles to a poplar; thence S. 230 poles to the S.E. corner of the homestead tract; thence W. with the south boundary line of the same to the S.E. corner of the same, which was given to T.P. Posey; thence N. 242 poles to a stake in the N. boundary line of the said homestead; thence E. 32 poles to the beginning, containing 62-1/2 acres, more or less.

EXCLUSION:

But there is included in these boundaries and excluded from this tract of land a tract of 18-3/4 acres sold and conveyed out of said 62-1/2 acre tract to Imri Keller by said D.J. Currie and wife, by deed of record in the Register's Office of Lauderdale County, Tennessee, in Deed Book Z-Z, page 535, to which reference is here made, which leaves a balance of 43-3/4 acres in this last described tract.

Being a portion of the property conveyed to T.P. Scott by Partition Deed from A.V. Johnson et ux, and E. L. Vaughan et ux, recorded in Deed Book 4, page 400, Register's Office of Lauderdale County, Tennessee.

First Parcel is designated as Parcel 11.00 on Map 138 according to the Tax Assessor's Office of Lauderdale County, and is computed to contain 172 acres, more or less. Said property is bounded as follows:

On the North by Thomas Queen; on the East by C.D. and Wade Cromwell; on the South by Hatchie River; and on the West by Randolph and Sidney Talley; J.H. Turner; and Hatchie Hunting Club.

SECOND PARCEL:

The following described tracts of land lying and being in the 3rd Civil District of Lauderdale County, Tennessee.

TRACT NO. 1:

Beginning at the northeast corner of the Guffey Roberson tract of land; runs east 144 poles to a stake; thence north 82-1/2 poles to a stake; thence west 70 poles to a maple, with whiteoak pointers; thence north 11 poles to a stake; thence south 83-1/2° west 27 poles to a stake in the east margin of the Ripley and Bryant Ferry Road; thence south 70° west with said road 24 poles to a stake in said road, the northeast corner of H.F. Barfield; thence south 82-1/2 poles to the beginning, containing by estimation 76 acres, be the same more or less.

TRACT NO. 2:

Beginning at the southeast corner of a tract of land of 35 acres assigned to Mary A. Barfield as her dower as widow of F. Barfield, in the cause of R.G. Jenkins, Admr. of F. Barfield vs. Mary A. Barfield et als, in the County Court of Lauderdale County, Tennessee, (See Minute Book I of said Court, pages 375-6-7); runs thence north 18 poles and 7 links to a stake; thence north 83-1/2° west 87-1/2 poles to a small sweetgum; thence south from said sweetgum to the south boundary of the tract of land assigned to Mary A. Barfield as her dower; thence south 83-1/2° east ____ poles to a stake in the Durhamville and Fulton road; thence north 70° east 24 poles to a stake in the east margin of said road; thence south 83-1/2° east 27 poles to the beginning, containing by estimation 14 acres, be the same more or less.

FIRST EXCLUSION:

Excluded from the above boundaries and included therein is the following tract of land conveyed by M.N. Barfield and wife, to M.D. Mitchell by deed of record in Deed Book E-3, page 227, of the Register's Office of Lauderdale County, Tennessee, and thus bounded:

Beginning at a stake in the south line of the Salem Baptist Church lot, it being M.D. Mitchell's N.E. corner; runs thence east with said Church line 9 poles to said Church's S.E. corner; thence south 58-3/4 poles to a stake in M.N. Barfield's south line and in W.N. Lipscomb's north line; thence west 9 poles to said Mitchell's S.E. corner; thence

with said Mitchell's line north 57 poles to the beginning, containing 3-1/4 acres, be the same more or less.

SECOND EXCLUSION:

Being a 1 acre tract of land conveyed to Antioch Church by deed of M.N. Barfield recorded in Deed Book S-S, page 351, Register's Office of Lauderdale County, Tennessee, and by mesne conveyance made to Frances Binkley in Book 323, page 584 of said Register's Office, to which reference is here made for a complete description.

FURTHER EXCLUSION:

Also included in the above boundaries but expressly excluded from this conveyance is any part of the above property included in the Salem Church lot and any portion thereof included in the public highways, Salem Church Road and Tennessee State Highway 87.

Being a portion of the property conveyed to T.P. Scott by Partition Deed from A.V. Johnson et ux, and E. L. Vaughan et ux, recorded in Deed Book 4, page 400, Register's Office of Lauderdale County, Tennessee.

The above property is designated as Parcel 18.00 on Map 117 according to the Tax Assessor's Office of Lauderdale County, and is computed to contain 90 acres, more or less. Said property is bounded as follows:

On the North by Robert Flagg and Beulah Kate McBride; on the East by Barry Binkley and Jerome Williams & Sons; on the South by Lipscomb and Hanson; and on the West by Thelma Fortune, Salem Baptist Church, and A.V. Johnson, Jr.

THIRD PARCEL:

Lying and being in the 1st Civil District of Lauderdale County, Tennessee.

Beginning at a stake in the east boundary line of a 25 foot road heretofore conveyed to E.R. Anthony which stake stands 25 feet north 86-1/2° east of said southwest corner of said tract of land, also in E.R. Anthony's north boundary line; thence north 86-1/2° east with the same 128-1/5 poles to a stake in the public road, the southeast corner of said 35-7/8 acre tract; thence north 3° west with the east boundary line of the same 36-2/5 poles to a stake in the old abandoned Durhamville and Fulton road, the same being the northeast corner of said tract of land; thence south 88-1/2° west 125-1/5 poles to a stake in the east boundary line of said 25 foot road above mentioned; thence south with the east margin of said road 39-2/5 poles to the beginning, containing 30 acres, be the same more or less.

EXCLUSION:

Included in the above boundaries and excluded herefrom is a tract of 3.98 acres conveyed to Mrs. E. Levicia Anthony in Deed Book W-3, page 34, Register's Office of

Lauderdale County, Tennessee, to which reference is made for a complete description.

Being the same property conveyed to T.P. Scott by deed of Thomas Steele, Jr., Trustee, recorded in Deed Book Z-3, page 558, Register's Office of Lauderdale County, Tennessee.

The above property is designated as Parcel 19.00 on Map 122 according to the Tax Assessor's Office of Lauderdale County, and is computed to contain 24.5 acres, more or less. Said property is bounded as follows:

On the North by E.L. and Thomas Queen, Lawrence Douglas, and St. Mark Baptist Church; on the West by Dave Parker and Nelson Burnette; on the South by Durhamville Road and E. R. Anthony; and on the East by Henning-Hurricane Hill Road.

FOURTH PARCEL:

Being a lot in the Town of Henning, 3rd Civil District of Lauderdale County, designated as Parcel 3.03 on Map 123 according to the Tax Assessor's Office of Lauderdale County. Said property is bounded as follows:

On the North by Sarah Johnson; on the East by Old Highway 51; on the South by Sarah Johnson; and on the West by Sarah Johnson.

Being the same property conveyed to T.P. Scott by deed of J.B. Scott et al, recorded in Deed Book O-3, page 294, Register's Office of Lauderdale County, Tennessee.

T. P. Scott, being one and the same person as Thomas Polk Scott, died testate March 24, 1954, a resident citizen of Lauderdale County, Tennessee. By his Last Will and Testament recorded in Will Book I, page 171, County Court Clerk's Office at Ripley, he devised the aforesaid real estate to his widow, Willie Minta Scott, for life, with remainder in equal shares to his four children, namely, Buford Ward Scott, Virginia S. Farish, James E. Scott, and Elizabeth Scott Haislip, with the further provision that should any of his children predecease him or his wife leaving children surviving, then in such event that share of his real estate descended to the child's children equally. T.P. Scott was survived by his widow, Willie Minta Scott, and three children, namely, Virginia S. Farish, James E. Scott, and Elizabeth Scott Haislip. One of T.P. Scott's children, namely, Buford Ward Scott, survived his father, but predeceased Willie Minta Scott, who died May 5, 1994. At the time of his death in January, 1988 the said Buford Ward Scott left surviving him three children, namely, Jan Scott Giroux, Tom B. Scott, and Dan T. Scott. Dan T. Scott has since deceased and by his Last Will and Testament duly recorded in Book 361, page 43, Register's Office of Lauderdale County, he devised all his property to his widow, Patsy R. Scott. Elizabeth Scott Haislip died in

