

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, Tipton County Bank does hereby bargain, sell, transfer and convey a one-half undivided interest unto C.D. Cromwell and wife, Juanell T. Cromwell, as tenants by the entirety, and a one-half undivided interest unto Timothy Wade Cromwell and wife, Lisa K. Cromwell, as tenants by the entirety, the following described property lying in the 10th Civil District of Lauderdale County, Tennessee, and thus described:

Lying and being in the 10th Civil District of Lauderdale County, Tennessee:

Beginning at a stake the intersection of the Cherry-Pleasant Hill Road with Cane Creek; thence with said road north 86 1/2 degrees east 14.95 chains to a stake; thence north 3/4 degrees west 9.24 chains to a stake in the center of a gravel road corner with D.W. Ware; thence south 89 degrees 50 minutes east 9.45 chains to a stake, Ware's re-entrant corner; thence north 1/2 degree east 17.82 chains to a stake, Ware's northwest corner; thence south 89 degrees 20 minutes east 9.47 chains to a stake, Morris Miller's southwest corner; thence north 1 1/2 degrees east 13.47 chains to a stake; thence north 89 degrees 35 minutes west 19.34 chains to a stake in the center of a gravel road; thence with said road as follows: north 1 1/2 degrees east 14.30 chains, north 1 degree west 9.09 chains, north 3 3/4 degrees west 5.25 chains to a stake in said road; thence north 86 1/2 degrees west 19.40 chains to a stake; thence south 87 1/2 degrees west 6.06 chains to a stake in Cane Creek; thence down Cane Creek with its various meanders to the beginning, containing 179.10 acres, more or less.

There is excepted out of the above all that part occupied by public roads, containing 4.07 acres.

For source of title to the undersigned see deed recorded at Book 260, page 365, in the Register's Office of Tipton County, Tennessee.

EXCLUSION:

Included in the above description but excluded from this conveyance is the following tract of land:

Beginning at an iron stake set 23 feet south of the center line of the Pleasant Hill-Cherry Blacktop Road and being 100 feet east with said road from the northeast corner of the Winn home tract, being the northwest corner of Sullivan's tract of which this lot being described is a parcel; thence south parallel with Sullivan's west line 290.4 feet to an iron stake; thence east parallel with said road 150 feet to an iron stake; thence north parallel with

the west line of this lot being described 290.4 feet to an iron stake set 23 feet south of the center line of said road; thence west along the south side of said road 150 feet to the beginning, containing 1.0 acre, more or less.

EXCLUSIONS:

Included in the above boundaries but excluded from this conveyance are the following two tracts of land:

FIRST EXCLUSION:

.88 acre conveyed to James L. Harrison by deed recorded in Book 158, page 196, Register's Office of Lauderdale County, Tennessee, to which reference is here made for a description, bounded and described as follows:

Beginning at a point in the center of the blacktop road leading from State Highway #87-A to State Highway #87 at its intersection with the north line of the Sullivan 135.03 acre tract, of which this survey is a part; runs thence with the center of the road, south 1 1/2 degrees west 110 feet to a point in the road; thence leaving the road, south 89 degrees 35 minutes east 350 feet to a stake; thence north 1 1/2 degrees east 110 feet to a stake in the north line of Sullivan and the south line of Thompson; thence with their lines, north 89 degrees 35 minutes west 350 feet to the beginning and containing 0.88 of an acre.

SECOND EXCLUSION:

.55 acre conveyed to Walter Holloway by deed recorded in Book 162, page 270, Register's Office of Lauderdale County, Tennessee, to which reference is here made for a description, bounded and described as follows:

Beginning at a point in the center of the blacktop road leading from State Highway #87-A to State Highway #87, said point being north 3 3/4 degrees west 759.84 feet from the intersection of the road with the center of State Highway #87-A; runs thence from the beginning point with the center of the blacktop road, north 3 3/4 degrees west 100.00 feet to a point in the road; thence leaving the road, south 89 degrees 50 minutes east 240.00 feet to a stake; thence south 3 3/4 degrees east 100.00 feet to a stake at the northeast corner of the lot of L.C. Jones and wife, Mary Jones; thence with the north line of Jones north 89 degrees 50 minutes west 240.00 feet to the beginning and containing 0.55 of an acre.

TO HAVE AND TO HOLD a one-half undivided interest in the above described real estate unto the said C.D. Cromwell and wife, Juanell T. Cromwell, as tenants by the entirety, and a one-half undivided interest in the above described real estate unto Timothy Wade Cromwell and wife, Lisa K. Cromwell, as tenants by the entirety, their heirs and assigns in fee simple forever, with whom it covenants that it is lawfully seized and possessed of said interest herein conveyed; that it

has good and legal right to sell and convey the same and that it is unencumbered except for an Oil and Gas Lease duly recorded in Book 173, page 119, and Book 177, page 265, Register's Office of Lauderdale County, Tennessee, and for the same consideration grantor hereby conveys to the grantee all of its right, title and interest in said Oil and Gas Lease insofar as said Leases cover the real estate described in this deed.

It further covenants that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Tipton County Bank has caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do, on this the 14th day of April, 1986.

or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 20,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Timothy Wade Cromwell
Affiant

Subscribed and sworn to before me this the 15 day of April, 1986

Ensign Criner

TIPTON COUNTY BANK

BY: Joe Swaim
JOE SWAIM, PRESIDENT

BY: Phil Huffman
PHIL HUFFMAN,
EXECUTIVE VICE-PRESIDENT

STATE OF TENNESSEE
COUNTY OF TIPTON

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Joe Swaim and Phil Huffman, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the President and Executive Vice-President, respectively, of Tipton County Bank, the within named bargainor, a corporation, and that they as such President and Executive Vice-President, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such President and Executive Vice-President, respectively.

WITNESS my hand and official seal at office in Covington on this the 14 day of April, 1986.

Lee S. [Signature]
NOTARY PUBLIC

My Commission Expires:

9-20-86

MAIL TAX NOTICES TO:
Timothy Wade Cromwell
2088 Hwy 59W
Covington TN

STATE OF TENNESSEE, LAUDERDALE COUNTY
The foregoing instrument and certificate were noted in
Note Book 14, Page 182 A: 8:50 O'clock AM 4-15-86
and recorded in 00 Book 262 Series 286
State Tax Paid \$4.08, Fee \$2 Recording Fee \$2 Total \$220.50
Witness My hand.
Receipt No. Nolan Criner
Register B88 (OK)

286