

THIS INSTRUMENT PREPARED
WITHOUT BENEFIT OF ABSTRACT
OR TITLE EXAMINATION

A. STEPHEN McDANIEL
5521 MURRAY AVENUE
MEMPHIS, TN 38119
Telephone (901) 767-8200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, JEANNE M. ROSE, a/k/a MARY JEAN MURRELL ROSE, hereinafter called Grantor, have bargained, sold and by these presents do transfer and convey unto **JEANNE M. ROSE**, Trustee of the **JEANNE M. ROSE LIVING TRUST** dated **June 17, 1999**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Fayette County, State of Tennessee, and described as follows:

FOR A COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED BY REFERENCE AS THOUGH COPIED VERBATIM.

For purposes of derivation of title, Amos R. Murrell and wife, Corrine M. Murrell, were the parents of L.Q. Murrell. The said L.Q. Murrell died on March 31, 1943, survived by his spouse, Eldredge Ansen Bailey Murrell, who died on September 11, 1976. L.Q. Murrell and Eldredge Murrell were survived by their only child, Jeanne Murrell Rose a/k/a Mary Jean Murrell, the Grantor herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantor states that the purpose of this Deed is to transfer her entire right, title and interest in and to said real property to the JEANNE M. ROSE LIVING TRUST. The trust is a revocable grantor trust established pursuant to the laws of the State of Tennessee. The Trustee and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. Section 35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee.

This is a transfer into a Revocable Living Trust by the Grantor. No actual monetary consideration is given by the Grantor and this conveyance is exempt from recordation tax under Tenn. Code Ann. Section 67-4-409(a)(3)(F).

The Grantor's spouse, ALEX P. ROSE, JR., joins into this deed for the purpose of conveying any and all right, title and interest he may have in and to the herein described property, including marital rights, to the JEANNE M. ROSE LIVING TRUST. This trust contains spendthrift provisions.

WITNESS our hands this 8 day of Dec, 1999.

Jeanne M. Rose
JEANNE M. ROSE, Grantor

Alex P. Rose
ALEX P. ROSE

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JEANNE M. ROSE and spouse, ALEX P. ROSE, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and notarial Seal at office _____ day of _____, 1999.

NOTARY PUBLIC

My Commission expires:

Mail Tax Notice to:
Jeanne M. Rose, Trustee
6001 Quince
Memphis, TN 38119

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is \$-0-.

EXEMPT

New Owner:
Jeanne M. Rose, Trustee
6001 Quince
Memphis, TN 38119

Subscribed and sworn to before me this _____ day of _____, 1999.

NOTARY PUBLIC

My Commission expires:

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PARCEL 1: D09-125-01600 and D07-101-01900

TRACT NO. 1

Being the southern 257 acres of Entry No.769 for 640 acres in the name of the Trustees of Cumberland College, lying in the 11th Surveyors District, Range 3, Section 3, Fayette County, near Oakland and beginning at the southwest corner of said Entry No.769 and going thence north with the west boundary line of said Entry No.769, 2,340 feet to a stake; thence east 4,800 feet to a stake in the east boundary line of said Entry No.769; thence south with the east boundary line of said Entry No.769 2,340 feet to a stake, same being the southeast corner of said Entry No.769; thence west with the south boundary line of said Entry No.769, 4,800 feet to the point of beginning and containing 257 acres, more or less, and situated in the 7th Civil District of Fayette County, Tennessee.

TRACT NO. 2

A certain tract of land in Civil District No.9, Fayette County, Tennessee, known as the west end of the Shelton Tract and bounded as follows: Beginning at a stake in the middle of Macon and Memphis Road, 50 chains, 12-1/2 links from the southeast corner of the original tract conveyed to J.H.Mebane by R.P.Shelton, running thence west 53 chains, 12 links to a stake, J.B.Canada's corner; thence north 43 chains, 25 links to a dogwood, W.C.Jenkins, Jr. southwest corner; thence east with his line 53 chains, 12-1/2 links to a stake; thence south 43 chains, 25 links to the beginning, containing 229-3/4 acres, more or less.

MAP 125 Parcel 16

Being the same property and description conveyed to Jean Murrell Rose by Partition Deed of record in Deed Book 346, Page 226, Fayette County Register's Office.

PARCEL 2: D11-126-00200

Tract 1:

Beginning at a stake on the south line of Lot Three (3) of the Subdivision of the Ben Porter Tract two hundred forty eight and 98/100 (248.98) feet east of the southwest corner of said tract, thence east and along the south line of the aforesaid Lot Three (3) two thousand three hundred fifty two and 92/100 (2352.92) feet; thence north and parallel with the west line of said Lot one thousand seven hundred and forty nine (1749) feet to the intersection of the north line of the aforesaid Lot Three (3); thence west and along the north line of the aforesaid Lot Three two thousand three hundred fifty two and 92/100 (2352.92) feet, the said point being two hundred forty eight and 98/100 (248.98) feet east of the northwest corner of the aforesaid Lot Three (3); thence south and parallel with the west line of the aforesaid Lot Three (3) one thousand seven hundred and forty nine (1749) feet to the point of beginning, containing ninety four and 44/100 (94.44) acres, more or less,
and wife

Being the same property and description conveyed to L. Q. Murrell by Deed of record in Record Book 41, Page 77, Fayette County Register's Office.

Tract 2:

A certain tract of land situated in the 9th Civil District of Fayette County, Tennessee, being described as follows:

Beginning at the N. E. corner of the Hare tract, and the S. W. corner of N. R. Cartwright's tract, runs east 48.50 chains with Cartwright's S. B. line to a stake in Hunter's west line. Thence South 86.50 chains to stake in Mrs. B. Porter's N. B. line. Thence West 48.50 chains to stake in Jas. H. Granberry's E. B. Line. Thence North 86.50 chains to the beginning, containing 420 acres more or less. It being Lot No. 5 as set apart to L. Q. Murrell, in the division of the lands of A. R. Murrell, deceased, as the same appears of record upon the Minutes of the County Court of Fayette County, in Minute Book V, page 176 in the cause of C. M. Murrell, et al, VS Lemuel Q. Murrell, et al.

Being the same property conveyed to Lemuel Q. Murrell a/k/a L.Q. Murrell by Order of the County Court of Fayette County dated September 17, 1901.

PARCEL 3: D11-120-02200

Description of the part of the Lena G. Bailey property recorded in Book 32, Page 521 in the Eleventh Civil District of Fayette County, Tennessee:

Commencing at a set cotton picker spindle in the centerline of existing pavement in Macon Drive, said point being the southeast corner of the John S. Sullivan, Sr. property recorded in Book 340, Page 142; thence eastwardly along the centerline of existing pavement in said Macon Drive the following calls: south 85 degrees 38 minutes 18 seconds east, 102.78 feet; south 86 degrees 08 minutes 51 seconds east, 37.82 feet to a set cotton picker spindle, said point being the Point of Beginning; thence across said property recorded in Book 32, Page 521 the following calls: north 12 degrees 00 minutes 34 seconds east, 472.77 feet to a set 1/2" rebar with plastic; north 85 degrees 38 minutes 18 seconds west, 360.55 feet to a set 1/2" rebar with plastic cap in the east line of the James D. Matlock, Jr. and wife Cindy Brown Matlock property recorded in Book 263, Page 947; thence north 12 degrees 00 minutes 34 seconds east with the east line of said property recorded in Book 263, Page 947, 497.16 feet to a found existing fence corner in the south line of the Don D. Duke and wife Marilyn M. Duke property recorded in Book 214, Page 131; thence south 82 degrees 06 minutes 24 seconds east with the south line of said property recorded in Book 214, Page 131, 581.97 feet to a set 1/2" rebar with plastic cap; thence south 12 degrees 00 minutes 34 seconds west across said property recorded in Book 32, Page 521, 931.18 feet to a set cotton picker spindle in the centerline of existing pavement in said Macon Drive; thence westwardly along the centerline of existing pavement in said Macon Drive the following calls: south 89 degrees 59 minutes 54 seconds west, 3.84 feet; north 86 degrees 16 minutes 41 seconds west, 91.93 feet; north 86 degrees 08 minutes 51 seconds west, 129.75 feet to the point of beginning and containing 8.800 acres of land.

BK D531 PG 794

Being the same property and description conveyed to Jean Rose by Quit Claim Deed of record in Deed Book 487, Page 798, Fayette County Register's Office.

PARCEL 4: D09-126-04600

Tract 1:

Beginning at a stake 12.60 chains East of the Northwest corner of old church lot, it being A. G. Murrell's northwest corner, running thence South 33 chains to a stake; thence West 10.50 chains to a stake, thence South 11 chains to a stake; thence East 10.50 chains to a stake; thence South 25.23 chains to a stake on Shelton's NB line; thence West 20.60 chains to a stake; Shelton's northwest corner; thence south 15.46 chains to a stake, Dr. West's northeast corner; thence west with Dr. West's NB line 34.28 chains to a stake, Nuckoll's estate Southeast corner; thence north with the Nuckoll's line 82.79 chains to a stake; thence east with the lines of Nuckoll's estate and Porter estate 54.88 chains to the beginning, containing 415.07 acres, more or less. It being generally known as the Hayes Place and the west side of the Crowdsen Place.

Being the same property and description conveyed to L. Q. Murrell by Partition Deed of record in Book 75, Page 422 and Deed of record in Book 78, Page 80, Fayette County Register's Office.

Tract 2:

Being designated as Lot No. 4 in a division and partition among the heirs of John Hunter; Begin at a stake in the south line of the McKinnie lands where the same is intersected by the west boundary of the 3.91 acres conveyed to Albert Gardner, thence West in the south lines of the McKinnie lands 14.75 chains; BEGINNING at this point for this lot; thence West 4.38 chains; thence North 20 chains; thence East 4.38 chains; thence South 20 chains to the beginning and containing 8.75 acres, more or less.

Being the same property and description conveyed to Mrs. L. Q. Murrell by Warranty Deed of record in Deed Book 107, Page 352, Fayette County Register's Office.

PARCEL 5: D11-120-02604

Beginning at an iron in the west margin of the Macon Cemetery Road, being the SE corner of the James M. Sullivan, Jr. property (431/821), runs thence with the west margin of said road South 3 degrees 29 minutes 35 seconds West 58.05 feet, South 1 degree 53 minutes 36 seconds West 329.27 feet, South 2 degrees 03 minutes 45 seconds West 43.1 feet to an iron, being the NE corner of a 1.00 acre tract of this division, thence with the NBL of said 1.00 acre tract North 85 degrees 47 minutes West 218.8 feet to an iron, being the NW corner of said 1.00 acre tract, thence with the SBL of same South 85 degrees 38 minutes 53 seconds East 218.24 feet to an iron in the west margin of said road, being the SE corner of said 1.00 acre tract, thence with the west margin of said road South 4 degrees 12 minutes 19 seconds West 308 feet to an iron, being an exterior corner of the William G. Donnell property (342/194), thence with a NBL of same and the north margin of a private road North 87 degrees 56 minutes 54 seconds West 226.96 feet to an iron, North 88 degrees 13 minutes 14 seconds West 73.98 feet to an iron,

North 60 degrees 24 minutes 56 seconds West 43.06 feet to an iron, North 26 degrees 54 minutes 53 seconds West 151.52 feet to an iron, and North 52 degrees 48 minutes 34 seconds West 88.42 feet to an iron, being an interior corner of said Donnell property, thence with an EBL of same and the EBL of the R. G. Donnell Estate property (109/108) North 0 degrees 14 minutes 30 seconds East 620.1 feet to an iron, in a ditch in the SBL of said Sullivan property, being the NE corner of said ditch North 65 degrees 57 minutes 09 seconds East 41.14 feet, North 81 degrees 09 minutes 25 seconds East 208.71 feet, and North 80 degrees 01 minutes 56 seconds East 281.01 feet to the point of beginning, containing 8.76 acres.

Being the same property and description conveyed to Jeanne M. Rose by Warranty Deed of record in Deed Book 488, Page 516, Fayette County Register's Office.

**FAYETTE COUNTY
TRANSFER**

DEC 09 1999

MARK WARD
ASSESSOR OF PROPERTY
BY Judy L. Leford, Dep. I.

State of Tennessee, County of FAYETTE
Received for record the 10 day of
DECEMBER 1999 at 9:00 AM. (REC# 4419)
Recorded in official records
Book D531 Pages 791- 796
State Tax \$.00 Clerks Fee \$.00,
Recording \$ 26.00, Total \$ 26.00,
Register of Deeds EDWARD PATTAT
Deputy Register JOYCE

NO.	4419
PGS.	6
TAX	
REC. FEE	24.00
REG. FEE	
D P FEE	2.00
TOTAL	26.00
FAYETTE COUNTY EDWARD PATTAT REGISTER	

BK D531 PG 796

Exhibit "A"