

WARRANTY DEED

MST Tract
Reference: _____

THIS INDENTURE, made and entered into this 14th day of March, 1986, by and between
Eugene McFerren, Executor of the Estate of Clara Mae McFerren

party of the first part, and

James E. Graham and wife, Betty M. Graham

party 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 all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in _____ County of Fayette, State of Tennessee:

Property lying and being in Civil District No. 1, Fayette County and being more particularly described as follows:

Beginning at a point in the north line of Rhea Road 592.5 feet east of the center line of Airport Road, running thence eastwardly along said north line of Rhea Road 210 feet to a point; thence northwardly a distance of 210.0 feet to point; thence westwardly parallel with Rhea Road a distance of 210.0 feet to a point; thence southwardly a distance of 210.0 feet to the point of beginning.

(continued on reverse side)

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except 1986 Fayette County taxes, which the second parties assume and agree to pay;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Eugene McFerren
Eugene McFerren, Executor of the Estate
of Clara Mae McFerren

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Eugene McFerren,

Executor of the Estate of Clara Mae McFerren,

to me known to be the person.... described in and who executed the foregoing instrument, and acknowledged that he.... executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 14th day of March, 1986

My commission expires November 5, 1988

Robert Schneider
Notary Public

Rt 3, Box 88

(FOR RECORDING DATA ONLY)

Property address Somerville, TN 38068

Mail tax bills to: (Person or Agency responsible for payment of taxes)

James E. Graham

Rt 3, Box 88

Somerville, TN 38068

This instrument prepared by:

Robert Schneider, Attorney

6363 Poplar Avenue, Suite 108

Memphis, TN 38119

State tax \$ 58.50

Register's fee .50

Recording fee \$8.00

Total 67.00

T.G. # 268735 (RS)

Return to: Mid-South Title

Form 85 Revised 4/10/79

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is *****22,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James E. Graham
Affiant
Subscribed and sworn to before me this 14th day of March, 1986
Robert Schneider
Notary Public
Commission expires November 5, 1988

Mid-South Title Insurance Corporation

P. O. BOX 432, MEMPHIS, TENN.



END.

Continuation of Legal Description

It is the intention of the party of the first part to convey all of the property conveyed to James McFerrin and wife, Clara McFerrin by Warranty Deed of record in Deed Record Book 134, Page 443, in the Register's Office of Fayette County, Tennessee. James McFerren, one and the same as James McFerrin, died on or about June 10, 1982, survived by Clara Mae McFerren, one and the same as Clara McFerrin. Clara Mae McFerren died testate, unmarried, on or about January 16, 1983, and her Will was admitted to probate in the Chancery Court of Fayette County, Tennessee, on January 29, 1983, in Cause No. P-13. The party of the first part, as Executor of the Estate of Clara Mae McFerren, executes this indenture pursuant to an Amended Order to sell the above property to pay the debts of the Estate entered on January 13, 1986.

WARRANTY DEED



Compliments of

Mid-South Title

Memphis, Tennessee

Form 85

STATE OF TENNESSEE 11573
FAYETTE COUNTY

Filed for registration MAR 17 1986 19
at 900A M, and was Noted in Note Book #1
Page 290 and was recorded in Deed
Record Book No. 282 Page 398
Edward F. Felt Register
By _____ D. R.