

WARRANTY DEED

MST Tract
Reference: _____

THIS INDENTURE, made and entered into this 23rd day of September, 19 86, by and between

Jerry C. Peaks and wife, Janet R. Peaks,
J. B. Williams and wife, Karan Williams,

party of the first part, and
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 Civil District No. 11 County of Fayette, State of Tennessee:

FOR LEGAL DESCRIPTION OF REAL ESTATE SEE SHEET ATTACHED HERETO, MARKED EXHIBIT "A", AND MADE A PART HEREOF.

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.

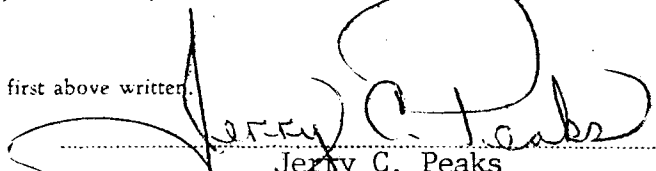
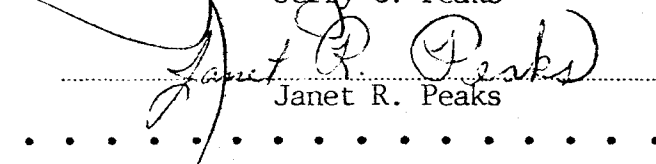
The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except by lien for 1986 county taxes, which are to be paid by parties of the first part,

Possession is to be given on or before January 1st, 1987, and after the gathering of all crops.

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.

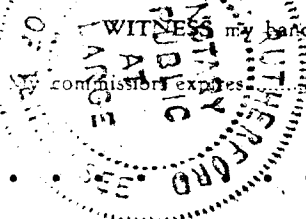

Jerry C. Peaks

Janet R. Peaks

STATE OF TENNESSEE, COUNTY OF ~~SECOY~~ FAYETTE

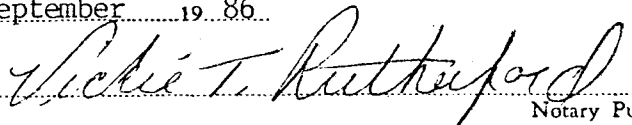
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____

Jerry C. Peaks and wife, Janet R. Peaks, _____

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 this 23rd day of September, 19 86.
VICKIE T. RUTHERFORD, Notary Public
At Large for the State of Tennessee
My Commission Expires October 22, 1986


Notary Public

(FOR RECORDING DATA ONLY)

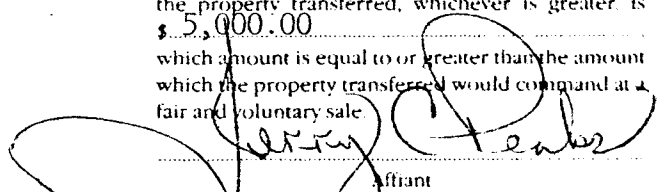
Property address _____
Mail tax bills to: (Person or Agency responsible for payment of taxes) and return deed to:
J. B. Williams and wife,
Route 1 Box 200
Oakland, Tenn. 38060

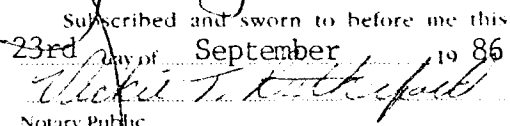
This instrument prepared by:
Troy W. Tomlin, Attorney
Smemerville, Tennessee 38068

State tax \$ 14.00
Register's fee .50
Recording fee 12.00
Total 26.50

T.C. # _____
Return to: _____

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 \$ 5,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.


Affiant

Subscribed and sworn to before me this 23rd day of September, 19 86

VICKIE T. RUTHERFORD, Notary Public
At Large for the State of Tennessee
My Commission Expires October 22, 1986



Mid-South Title Insurance Corporation

P. O. BOX 432, MEMPHIS, TENN.



EXHIBIT "A"

BEGINNING at an iron stake, one of Neal's SE corners, and on S. M. Owen's WB line, runs thence south $6\frac{1}{2}$ degrees west 4.15 chains to north margin of Macon to Canadaville Road; thence south $85\frac{1}{2}$ degrees west 19.40 chains to S. F. Fisher's SE corner; thence north with Fisher's EB line, 5.25 chains to Neal's SB line; thence east with Neal's SB line 19.95 chains to the point of beginning, containing 9.25 acres, more or less, as per recent survey of R. T. Peak.

There is INCLUDED within the above described tract but EXCLUDED from this conveyance 1.0 acre, of which 0.5 acre was conveyed to Clara McFerrin by deed of record in the Register's Office of Fayette County, Tennessee, in Book 128, Page 528, and the other 0.5 acre was conveyed to Clara McFerrin by deed of record in the Register's Office of Fayette County, Tennessee, in Book 211, Page 352, said 1.0 acre being more particularly described as follows, to-wit: BEGINNING at an old crosstie fence corner post, this being the Northwest corner of Davie T. Murrell's 9.25 acre tract, said beginning point being the Northwest corner of a 0.5 acre tract conveyed to the said Clara McFerrin in 1962 by the said Davie T. Murrell, runs thence south 89 degrees East, along old fencerow and South line of the Neal land, now the Treadwell tract, passing the Northeast corner of the said 0.5 acre tract at 126.0 feet and on in all 139.6 feet to an iron stake in the Northeast corner of the herein described tract, the Northwest corner of a 1.0 acre tract being conveyed to Yvonne D. Wiggins; thence South 1 degree East, 306.0 feet to an iron stake in the North margin of Macon-Canadaville Road, the Southwest corner of the said Yvonne D. Wiggins 1.0 acre; thence South 85 degrees 21 minutes West with the said North margin 139.8 feet to an iron stake on Davie T. Murrell's west line, the Southeast corner of Nelson Fisher's Tract No. 4 containing 31.96 acres; thence North 1 degree West along old fencerow, Fishers East line and Murrell's West line, passing the Southwest corner of the above said 0.5 acre at 146.8 feet and on in all 319.8 feet to the point of beginning, containing 1.0 acre.

There is FURTHER INCLUDED within the above described tract but EXCLUDED from this conveyance 1.0 acre conveyed to Lillian Warren by deed of record in the Register's Office of Fayette County, Tennessee, in Book 211, Page 354, and being more particularly described as follows, to-wit: BEGINNING at an iron stake in the South line of the Neal land, now the Treadwell tract, this point being the Northeast corner of a 1.0 acre tract being conveyed to Yvonne D. Wiggins, said beginning point being South 89 degrees East along old fence row, Clara McFerrin's and Yvonne Wiggins North line, 283.1 feet from the Northwest corner of the said Clara McFerrin's 0.5 acre (Record Book 128, Page 528) this point being the Northwest corner of Davie T. Murrell's 9.25 acre tract; runs thence South 89 degrees East along old fence row and South line of the said Treadwell tract 144.5 feet to an iron stake; thence South 1 degree East, 301.7 feet to an iron stake in the North margin of Macon-Canadaville Road; thence North 89 degrees 55 minutes West along said North margin 144.4 feet to an iron stake, the Southeast corner of the above Wiggins 1.0 acre tract; thence North 1 degree West, 304.0 feet to the point of beginning, containing 1.0 acre.

There is FURTHER INCLUDED within the above described tract but EXCLUDED from this conveyance 1.0 acre conveyed to Yvonne D. Wiggins by deed of record in the Register's Office of Fayette County, Tennessee, in Book 251, Page 169, and being more particularly described as follows, to-wit: BEGINNING at an iron stake in the South line of the Neal land, now the Treadwell tract, this point being the Northeast corner of a 1.0 acre tract being conveyed to Clara McFerrin, said beginning point being South 89 degrees East along old fencerow, Clara McFerrin's North line 139.6 feet from the Northwest corner of the said Clara McFerrin's 0.5 acre (Record Book 128, Page 528) this point being the Northwest corner of David T. Murrell's 9.25 acre tract; runs thence South 89 degrees East, along old fence row and South line of the said Treadwell tract 143.5 feet to an iron stake, the Northwest corner of a 1.0 acre tract being conveyed to Lillian Warren; thence South 1 degree East, 304.0 feet to an iron stake in the North margin of Macon-Canadaville Road, the Southwest corner of the said Warren 1.0 acre; thence North 89 degrees 48 minutes West along said North margin 143.4 feet to an iron stake, the Southeast corner of the said Clara McFerrin's 1.0 acre; thence North 1 degree West, 306.0 feet to the point of beginning, containing 1.0 acre.

For derivation of title see recorded deed in the Register's Office of Fayette County, Tennessee, in Book 271, Page 185.

13998

STATE OF TENNESSEE
FAYETTE COUNTY

Fayette County Transfer

Date 9-24, 1986

Ernest Atkeison Assessor of Property

By Ernest Atkeison

map 127 Parcel 3

SEP 24 1986

Filed for registration SEP 24 1986 19

at 125 PM, and was Noted in Note Book 2

Page 50 and was recorded in Deed

Record Book No. 288 Page 237

Register

Patsy Maurer D. R.