

WARRANTY DEED

This Instrument made by: Lee S. Saunders, Atto 400-147 Jefferson, Memphis, 3103

THIS INDENTURE, made and entered into this 3rd day of December, 1982

by and between " SAMUEL J. HARPER, and wife, Mary Ann Harper

of the first part, and ABRAHAM RHYNES, SR.

WITNESSETH: That for the consideration hereinafter expressed the said part Y _____, of the second part
part ha S _____ bargained and sold and do es _____ hereby bargain, sell, convey and confirm unto the said
part Y _____ of the second part the following described real estate, situated and being in C. W. 10
County of Fayette State of Tennessee

Beginning at a stake in west margin of Chulahoma Road, this point being 8 feet east of large corner post, from said point of beginning South 0°40' East, along west margin of said Chulahoma Road, 656.7 feet to a point in center of large ditch 28 feet North 45° West from nail in center of bridge on said Chulahoma Road, this point being the southeast corner of J. C. Webb 14 acre tract; thence in a northwesterly direction with the meanders of centerline of said ditch the following courses: North 45° West 15 feet; North 65° West 30 feet; North 52° West 65 feet; North 43° West 100 feet; North 52° West 100 feet; North 43° West 100 feet; North 17° West 30 feet; North 43° West 100 feet; North 65° West 50 feet; North 18° West 70 feet; North 9° East 50 feet; North 5° West 50 feet; North 25° West 40 feet; North 10° West 35 feet; North 30° West 30 feet to a stake in center of said ditch; thence East 475 feet to the beginning and containing 4.64 acres.

For derivation of title see recorded deed in Register's Office of Fayette County, Tennessee, in Book 208, Page 914. By Decree of Chancery Court of Fayette County, Tennessee, the party of the first part was divorced, the Decree bears date of March 12, 1979, in the records of the Office of the Clerk & Master of Fayette County, Tennessee, in which Doris I. Harper was divested of her interest and party of first part now is the sole owner of said real estate.

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 part Y _____ of the second part, his heirs and assigns in fee simple forever.

And the said part Y _____ of the first part do es _____ hereby covenant with the said part Y _____ of the second part that he lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except by lien for County taxes for the year 1982, the payment of which is due and assumed by the party of the second part, and by lien of Deed of Trust dated January 12, 1977, recorded in Book 208, Page 916, in the records of the Office of the Register of Fayette County, Tennessee, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:

\$40,000.00

WITNESS the signature _____ of the said part Y _____ of the first part the day and year first above written.

Samuel J. Harper
SAMUEL J. HARPER

Mary Ann Harper
Mary Ann Harper