

## WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John V. Masserano, Attorney  
105 South Rowlett Street, E.  
Collierville, Tennessee 38017

THIS INDENTURE, made and entered into as of the 29th day of October, 1993 by and between

**TROY LANE BERRY**,

hereinafter referred to as Grantor, and

**JAMES RICHARD CHANDLER and GLENDA G. CHANDLER**,

hereinafter referred to as Grantee.

**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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Fayette, State of Tennessee:

Part of the West 100 acres of the Northwest 1/4, Section 10, Township 2 South, Range 4 West, and being more particularly described as follows:

Commencing at a point in the center line of Chulahoma Road, said point being the West 1/4 corner of Section 10, Township 1 South, Range 4 West; thence North 00 degrees 03 minutes 03 seconds East along the West line of said Section 10, 419.78 feet to the point of beginning of this survey; thence continuing along the west line of Section 10, North 00 degrees 03 minutes 03 seconds East, 216.00 feet; thence North 89 degrees 41 minutes 16 seconds East, 201.67 feet; thence South 00 degrees 03 minutes 03 seconds West, 216.00 feet; thence South 89 degrees 41 minutes 16 seconds West, 201.67 feet to the point of beginning, containing 1.00 acres, more or less.

This being the same property conveyed to Grantor herein by Warranty Deed of record at Book 341, Page 272 in the Fayette County Register's Office.

**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 Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

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TROY LANE BERRY