

This instrument was prepared by:

John S. Porter
130 N. Court Avenue
Memphis, Tennessee

105

020.04

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That FANNIE SEWARD ROWLAND and husband, TIMOTHY HOBERT ROWLAND, grantors, do hereby bargain, sell, remise, release, quit claim and convey unto TIMOTHY HOBERT ROWLAND, JR., grantee, for and in consideration of the love and affection which grantors have for grantee, the following described property located in Fayette County, State of Tennessee, in the Ninth Civil District located on the east side of the Canadaville-Hickory Withe Road, and is more particularly described as:

This being tract No. 2 containing 18.50 acres in the division of a 72.51 acre tract and described more fully as follows, to-wit:

Beginning at a stake in the East margin of the Canadaville-Hickory Withe road, said margin being 35 feet East of center line, this point being the Southwest corner of tract 1 being set aside today, same point being the Southwest corner of a 10.1 acre tract, runs thence East with the South boundary line of said tract 1 and the 10.1 acres, 1244.90 feet to a stake, the Southeast corner of said tract 1; thence South 325.00 feet to a 12 inch Hickory tree; thence West, 30.00 feet to a stake; thence South 3 degrees 32 minutes West, 501.21 feet to a stake in the center of a ditch, the Southwest corner of tract 3 being set aside today; thence along meander of said ditch as follows, South 83 degrees 52 minutes West, 118.33 feet, North 72 degrees 47 minutes West, 628.15 feet, North 52 degrees 05 minutes West, 555.54 feet to a stake in the East margin of said road; thence North with said East margin 350.07 feet to the point of beginning and containing 18.50 acres.

This being the West portion of the same real estate devised to Fannie S. Rowland by J. M. Seward by will as recorded in Will Book E, Page 50 in the Register's Office of Fayette County, Tennessee, same being a portion of the same real estate conveyed to J. M. Seward by Charles D. Smith by Deed of Record in the Register's Office of Fayette County, Tennessee in Book 42, page 48.

Said tract 2 has a 50 foot wide easement running through it giving the right of entry as an accessway for ingress and egress for tracts 1, 3, 4 and 5.

A plat showing the location of the easement and the proposed subdivision of the land of grantors is attached and made a part hereof.

The land hereby conveyed is a part of a 73.93 acre tract conveyed by Charles D. Smith to J. M. Seward by deed of record in the Register's Office of Fayette County in Record Book 42, page 48.

We do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under us, but not further or otherwise.

IN TESTIMONY WHEREOF, we have executed this instrument this
the 30 day of April, 1974.

Fannie Seward S Rowland
Timothy H. Rowland
Timothy Hobert Rowland

Fayette County Transfer

Date May 1, 1974

J. M. JORDAN, Assessor of Property

By Pat Wiggs

STATE OF TENNESSEE

COUNTY OF Fayette

Before me, a Notary Public in and for said State and County,
duly commissioned and qualified, personally appeared FANNIE
SEWARD ROWLAND and husband, TIMOTHY HOBERT ROWLAND, to me known
to be the persons described in and who executed the foregoing
instrument, and acknowledged that they executed the same as their
free act and deed.

WITNESS my hand and Notarial Seal at office this 30 day
of April, 1974.

My commission expires:

Oct. 21, 1974

Betty Mascari

Notary Public

.. or we, hereby swear or affirm that the above described instrument
for this transfer or value of the property transferred, which
is greater is \$ 400.00, which amount is not more than
than the amount which the property transferred would have realized at
a fair voluntary sale.

Fannie S Rowland
Affiant

Subscribed and sworn to before me this the 30 day of April, 1974

Betty Mascari

