

**THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF THE GRANTOR AND
GRANTEE WITHOUT THE BENEFIT OF ANY TITLE EXAMINATION, AND PREPARER
DOES NOT RENDER ANY OPINION AS TO TITLE.**

This Instrument Prepared by: John Paul Stevens, Attorney 6489 N Quail Hollow, Suite 102, Memphis, TN 38120

TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the herein named Grantees and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JOHN PAUL STEVENS, SR., Trustee of the STEVENS FAMILY EXEMPT TRUST established under the Ralph Paul Stevens Living Trust dated the 16th day of August, 1996, as amended and restated December 28, 2012, and JOHN PAUL STEVENS, SR., Trustee of the BETTYE MCKINSTRY STEVENS LIVING TRUST dated August 16, 1996, as amended and restated March 27, 2018,** (hereinafter collectively referred to as "Grantors"), have bargained, sold, conveyed and by these presents do transfer sell and convey unto **WILLIAM EUGENE STEVENS, Trustee of the WILLIAM EUGENE STEVENS TRUST established November 7, 2020, and Successors** (hereinafter "Grantee"), a certain tract or parcel of land, together with all improvements thereon and appurtenances thereto, located in the 8th Civil District of Fayette County, State of Tennessee, and described as follows:

This being part of the same property as presently designated in the Tax Assessor's Office of Fayette County, Tennessee as Tax Parcel ID Number: 080 013.00

BEGINNING at a found 2" iron pin at the southwest corner of the Andrew A. Stevens property (Inst No. 06005854); Thence South 86°11'31" East for a distance of 533.94 feet to a set iron pin at the northwest corner of the Shirley Redfearn, Et Al property (Book 357, Pg.492); Thence South 02°48'01" West, along the west line of said Redfearn property, for a distance of 1091.74 feet to a set steel fence post; Thence North 86°11'31" West, along a new division line, for a distance of 3210.47 feet to a point in a large ditch in the east line of the P. Baum Company property (Inst No. 06001936); Thence along said east line of Baum and the east line of the James and Celia Jones property (Book 345, Pg. 791) and along said large ditch the following thirteen (13) courses and distances: (1) North 23°09'11" West for a distance of 11.88 feet to a point; (2) North 26°11'55" West for a distance of 365.00 feet to a point; (3) North 15°15'55" West for a distance of 135.00 feet to a point; (4) North 28°12'55" West for a distance of 200.00 feet to a point; (5) North 20°00'55" West for a distance of 215.00 feet to a point; (6) North 49°30'55" West for a distance of 65.00 feet to a point; (7) North 06°30'55" West for a distance of 180.00 feet to a point; (8) North 61°45'55" West for a distance of 75.00 feet to a point; (9) North 21°02'55" West, for a distance of 205.00 feet to a point; (10) North 67°00'55" West, for a distance of 94.80 feet to a point; (11) North 17°10'55" West, for a distance of 100.00 feet to a point; (12) North 55°42'55" West, for a distance of 335.00 feet to a point; and (13) North 52°40'55" West, for a distance of 374.75 feet to a point in the southeast line of State Route 194 (50' Right-of-Way) being the northeast corner of said Jones; Thence North 45°24'05" East, along said southeast line for a distance of 466.66 feet to a point; Thence North 49°29'05" East for a distance of 1494.68 feet to a point; Thence North 49°37'21" East, along said southeast line, for a distance of 75.00 feet to a set steel fence post; Thence South 40°22'39" East, along a new division line, for a distance of 1470.75 feet to a set fence post; Thence South 04°22'55" West, along a new division line, for a distance of 1045.74 feet to a set steel fence post; Thence South 86°11'31" East, along a new division line, for a distance of 1600.08 feet to the POINT OF BEGINNING. Containing 164.00 acres

The foregoing legal description according to Land Survey performed June 21, 2021 by Michael W. McCulley, Land Surveyor, 270 Donelson Drive Eads, TN 38028. Tennessee Registered Land Surveyor License No. 1905. (Note: on said survey this tract labeled as Parcel G2).

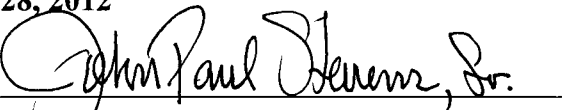
This being part of the same property conveyed to **JOHN PAUL STEVENS, SR. and WILLIAM EUGENE STEVENS, Co-Trustees of the STEVENS FAMILY EXEMPT TRUST established under the Ralph Paul Stevens Living Trust dated the 16th day of August, 1996, as amended and restated December 28, 2012, and JOHN PAUL STEVENS, SR. and WILLIAM EUGENE STEVENS, Co-Trustees of the BETTYE MCKINSTRY STEVENS LIVING TRUST dated August 16, 1996, as amended and restated March 27, 2018** by Quit Claim Deed of record at

Instrument number 18004585 in the Register’s Office of Fayette County, Tennessee. At the time of this conveyance, the current Trustee of said Trusts is John Paul Stevens, Sr.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTOR(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for any property taxes, easements and encumbrances of record; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever, claiming by through or under GRANTOR(S) but not further or otherwise. If the above-described real property is agricultural, forest or open space land and if such property will be converted to a use other than that stipulated in T.C.A. §67-5-1005 then pursuant to T.C.A. § 67-5-1008, the GRANTEE shall be liable for any roll back taxes due pursuant to T.C.A. § 67-5-1008(c).

WITNESS my/our signature(s) this 9th day of July, 2021.

STEVENS FAMILY EXEMPT TRUST
established under the Ralph Paul Stevens
Living Trust dated the 16th day of August,
1996, as amended and restated December
28, 2012


JOHN PAUL STEVENS, Sr., Trustee

BETTYE MCKINSTRY STEVENS
LIVING TRUST dated August 16,
1996, as amended and restated March 27,
2018


JOHN PAUL STEVENS, Sr., Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public of said County and State, **JOHN PAUL STEVENS, SR.,** Trustee of the **STEVENS FAMILY EXEMPT TRUST** established under the **Ralph Paul Stevens Living Trust** dated the 16th day of August, 1996, as amended and restated December 28, 2012; AND ALSO as Trustee of the **BETTYE MCKINSTRY STEVENS LIVING TRUST** dated August 16, 1996, as amended and restated March 27, 2018 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and who, upon oath, acknowledged himself to be the Trustee, duly authorized to execute the foregoing instrument on behalf of the Trusts, and who acknowledged that they executed the same as their free act and deed for the purpose therein contained.

Witness my hand and seal, this 9th day of July, 2021.


Notary Public

My Commission expires:



FOR RECORDING INFORMATION ONLY

Property Address:
0 Terry Road
Somerville, TN 38068

Tax Parcel: Part of 080 013.00

Mail tax bills to owner at:
William Eugene Stevens Trust
1623 Marzelle Drive
Joplin, MO 64801

After recording, please return to:
Delta Title Services, LLC
6489 N Quail Hollow, Suite 102
Memphis, TN 38120

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(G). No oath of value is required for this deed pursuant to T.C.A. § 67-4-409(a)(5).

FAYETTE COUNTY
TRANSFER

JUL 13 2021

MARK WARD
ASSESSOR OF PROPERTY
BY Mark Ward

21006376	
2 PGS:AL-WARRANTY DEED	
EDDIE BATCH: 115165	
07/13/2021 - 08:31 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00
STATE OF TENNESSEE, FAYETTE COUNTY	
ED PATTAT	
REGISTER OF DEEDS	