

THIS INSTRUMENT PREPARED BY:
D. NATHANIEL SPENCER, ATTORNEY
P.O. BOX 865, 28 S. WASHINGTON AVENUE
BROWNSVILLE, TENNESSEE 38012

WARRANTY DEED WITH RESERVATION OF LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS, That WE, LLOYD HARDEN and wife, DOROTHY HARDEN, for and in consideration of ten (\$10.00) Dollars cash in hand paid, and their good and valuable considerations, the receipt of which is hereby acknowledged, we have this day bargained and sold and by these presents do hereby bargain, sell, transfer and convey unto JIMMY B. HARDEN and RANDY HARDEN, as equal tenants in common, their heirs and assigns, the following described tract or parcel of land, situated, lying and being in the 7th Civil District of Haywood County, Tennessee, and more particularly described as follows, to-wit:

TRACT ONE: BEGINNING at a stake on the north side of the Covington and Stanton Road, running thence with said old road south 77-1/2 degrees west 13-50/100 chains to a stake; thence south 87-1/2 degrees north 10.40 chains to a stake the northwest corner of William Williams 80 acre tract; thence south 4-3/4 degrees east 9.96 chains to a stake in center of present road bed; thence with said road, north 37-3/4 east 3.16 chains north 58-1/2 east 15.90 chains north 70-3/4 east 7-60/100 chains to the beginning and containing 7-72/100 acres, more or less.

BEING the same tract of land conveyed to Lofton K. Stuart and wife, Sallie F. Stuart, by Trustee's Deed H. D. Sternberger, Trustee, same recorded in Deed Book 98, Page 205, Register's Office, Haywood County, Tennessee. The said Sallie F. Stuart is now deceased.

BUT LESS AND EXCEPTING FROM THE ABOVE DESCRIBED TRACT OF LAND THE HEREINAFTER DESCRIBED LOT OF LAND, TO-WIT: BEGINNING at a stake on the north side of the Covington and Stanton Road, this being the same beginning point in tract of land conveyed to Lofton K. Stuart and wife, Sallie F. Stuart, by J. D. Sternberger, Trustee, as appears of record in Deed Book No. 98, page 205 of the records of the Register's Office, Haywood County, Tennessee; running thence with said old road south 77-1/2 degrees west with Jo N. Somervill south line to a point in the center of Little Muddy Creek; thence in a southeasterly direction with said creek to a point in the center of the bridge across Little Muddy Creek on the present Covington and Stanton Road where this line intersects the south line of the above described tract; thence in a northeasterly direction with this said south line to the point of beginning, and containing 1.7 acres, more or less.

BEING the same lot of land conveyed to George A. Somervill, et ux, by deed from Lofton K. Stuart, et ux, see Deed Book _____, page _____, Register's Office, Haywood County, Tennessee.

HAYWOOD CO. REAL ESTATE TRANSFER

Date 12/18 1896

DARE T. SIMPSON, ASSESSOR

By Sallie F. Stuart

Dist 03 Map 18 Gr 11 Par 7

TRACT TWO: BEGINNING at a stake by old fence corner, this being the northwest corner of land owned by Gilliam F. Jones and an internal corner of Don Ford 336-6/10 acre tract, from said point of beginning south, along old fence row 627 feet to a point north of center of old Stanton and Covington Road; thence north 87 degrees 30 minutes West, along said old Stanton and Covington Road 1633.5 feet to a point south of center of said road, this being in north line of land owned by E.C. McDonald, the southeast corner of land owned by Hunt and the southwest corner of original Don Ford 336-6/10 acre tract; thence North along old fence row and east line of said Hunt land, 1728 feet to a point in center of present Stanton and Covington black-top road; thence in a southeasterly direction along center of said Stanton and Covington Road, the following courses; south 64 degrees 30 minutes east 1387 feet; south 54 degrees 30 minutes east 332 feet to a point in center of said road where same intersects the north line of said land owned by Gilliam F. Jones; thence west, along old fence, 434 feet to the beginning and containing 52.51 acres.

This being 52.51 acres out of southwest corner of 336-6/10 acre tract conveyed by Equitable Life Assurance Society of the United States to Don Ford as per deed of record in the Register's Office of Haywood County, Tennessee, in record book no. 68, page 275 and being all that portion of said tract lying south of Stanton and Covington black-top road. Survey made by Ashley G. Wiles, County Surveyor, Fayette County, Tenn.

TRACT THREE: BEGINNING at a spike in center of Covington and Stanton Road, this point being the southeast corner of Lloyd Harden 19.15 acre tract, from said point of beginning North 35 degrees 30 minutes East, along fence, 732 feet to a stake by fence corner; thence north 49 degrees West, crossing ditch, 332 feet to an iron stake, the northeast corner of said 19.15 acre tract; thence north 5 degrees 30 minutes west, along fence, 620 feet to a stake by fence corner; thence East, along old fence row, 1095 feet to a point in center of public road; thence in a southwesterly direction, along center of said public road, the following courses: south 7 degrees 15 minutes east 700 feet; south 9 degrees east 800 feet; south 4 degrees 45 minutes east 166.3 feet; south 26 degrees 45 minutes west 100 feet; south 43 degrees west 100 feet; south 42 degrees 15 minutes west 100 feet; south 50 degrees 30 minutes west 125 feet to a stake by fence corner; thence west, along old hedge row and south side of said public road, 384 feet to a spike in center of said Covington and Stanton Road; thence north 55 degrees West, along said road, 800 feet and north 57 degrees 45 minutes west 143.2 feet to the beginning and containing 48.41 acres.

This being 48.41 acres off the west portion of the old Don Ford Tract as described of record in the Register's Office of Haywood County, Tennessee, in Record Book 68, page 275. The said Don Ford died intestate in Haywood County, Tennessee, and left as his sole and only heir at law the grantor herein Sarah F. Stuart.

TRACT FOUR: BEGINNING at an iron stake, this point being the southeast corner of the Williams Estate and the northeast corner of the tract herein described, from said point of beginning south, with the west line of remainder of the Lofton Stuart tract, 1150.0 feet to a stake, an internal corner of said Stuart tract; thence south 88 degrees 15 minutes east 798.0 feet to a

stake, an internal corner of said Stuart tract; thence south 808.0 feet to a stake in the north line of the Johnson tract; thence north 89 degrees 30 minutes west with the north line of said Johnson tract, 2564.5 feet to a stake, the southeast corner of the Lloyd Hardin 48.41 acre tract; thence down public road the following courses: north 50 degrees 30 minutes east 125.0 feet; north 42 degrees 15 minutes east 100.0 feet; north 43 degrees east 100.0 feet; north 26 degrees 45 minutes east 100.0 feet; north 4 degrees 45 minutes west 166.3 feet; north 9 degrees west 800.0 feet; north 7 degrees 15 minutes west 700.0 feet to a point in said public road, said point being the northeast corner of the Lloyd hardin 48.41 acre tract; thence south 89 degrees 45 minutes east with south line of said Williams Estate, 1716.3 feet to the point of beginning and containing 87.50 acres.

BEING 87.50 acres off the west portion of the old Don Ford tract as recorded in the Register's Office, Haywood County, Tennessee, in Record Book 68, page 275. The said Don Ford died intestate in Haywood County, Tennessee, and left as his sole and only heir at law his daughter, Sarah Ford Stuart. The said Sarah Ford Stuart died testate in Haywood County, Tennessee, and by her last will and testament recorded in Will Book J, Page 82, County Court Clerk's Office, Haywood County, Tennessee, she left all her property to the grantors named herein.

TRACT FIVE: BEGINNING at a point in center of Stanton-Covington Road, this point being the northwest corner of 52.51 acre tract owned by Lloyd Harden and in east line of Hung tract, from said point of beginning North, along old fence, 189 feet to an iron stake by fence corner; thence east, along old fence row, 1468.5 feet to an iron stake by fence corner; thence south 49 degrees east, crossing ditch, 332 feet to an iron stake; thence south 15 degrees 30 minutes west, along fence trend, 732 feet to a point in center of said Stanton-Covington Road; thence in northwesterly direction, along center of said road, North 54 degrees 30 minutes west 51 feet and north 64 degrees 30 minutes west 1387 feet to the point of beginning and containing 19.15 acres. This being 19.15 acres lying north of Stanton-Covington Road and off the west side of 336-6/10 acre tract conveyed by Equitable Life Assurance Society of the United States to Don Ford as per deed of record in the Register's Office of Haywood County, Tennessee, in Record Book No.68, page 275.

This lot is shown in the Property Assessor's Office as Map _____, GR. _____, Parcel _____.

TO HAVE AND TO HOLD said tract or parcel of land unto the said JIMMY B. HARDEN and RANDY HARDEN, as equal tenants in common, their heirs and assigns, in fee simple forever.

We covenant with the said JIMMY B. HARDEN and RANDY HARDEN, as equal tenants in common, that we are lawfully seized and possessed of said above described tract or parcel of land; that we have a good and lawful right to sell and convey the same and that the same is unencumbered except as to any exceptions contained in this instrument, if any.

We further covenant and bind ourselves, our heirs and future representatives, to forever warrant and defend the title to said tract or parcel of land against the lawful claims of all persons whomsoever, except as to any exceptions herein described in this deed, if any.

RESERVING AND EXCEPTING THEREFROM HOWEVER UNTO THE GRANTORS THE FULL USE, CONTROL, INCOME AND POSSESSION OF THE PROPERTY FOR AND DURING THE NATURAL LIFE OF LLOYD AND DOROTHY HARDEN.

WITNESS our hands on this the 6th day of December, 1996.

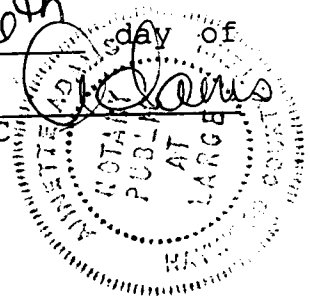
Lloyd Harden
LLOYD HARDEN

Dorothy Harden
DOROTHY HARDEN

STATE OF TENNESSEE
COUNTY OF HAYWOOD

PERSONALLY appeared before me, the undersigned official, a Notary Public in and for said state and county, LLOYD HARDEN and wife, DOROTHY HARDEN, the within named bargainers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of December 1996.

Wendell Adams
NOTARY PUBLIC


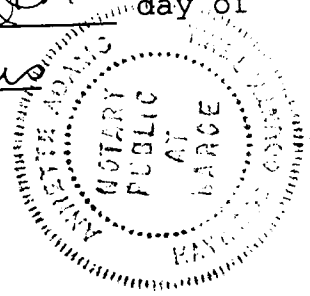
My Commission Expires: 11-28-98

STATE OF TENNESSEE
COUNTY OF HAYWOOD

I or We hereby swear and affirm that the actual consideration or value of the property transferred, whichever is greater, is \$ -0-.

Jimmy B. Goff
AFFIANT

SUBSCRIBED AND SWORN to before me, this the 6th day of December, 1996.

Wendell Adams
NOTARY PUBLIC


My Commission Expires: 11-28-98

SEND TAX NOTICES TO:
Lloyd Harden

Brownsville, TN 38012

20036

STATE OF TENNESSEE, HAYWOOD COUNTY
The foregoing instrument and certificate were noted in
Note Book 29, Page 202 at 3:55 O'clock P M 12-10-96
and recorded in 2000 Book 215 Series 700 Page 700
State Tax Paid \$ — Fee — Recording Fee 16 Total \$ 16
Witness My hand.
Receipt No.

Wendell Adams
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