

PREPARED BY:  
Fred M. McDonald, IV  
1709 Kirby Parkway  
Memphis, Tennessee 38120

## WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of September, 1999 between ROY EDWARD FAULK, JR./RAYBURN HUNTER FAULK/JIMMY DAVID FAULK/YOLANDE FAULK PATTERSON/PAUL ADRIAN FAULK/RODNEY PHILLIP FAULK, GRANTORS, and JAMES T. McCALLA, GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEE, all of GRANTOR'S right, title and interest in the following described property lying in City of HAYWOOD COUNTY, County of HAYWOOD, State of Tennessee, more particularly described as follows:

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same property conveyed to grantors by Last Will and Testament of Ruby M. Faulk, probated in the Chancery Court of Tipton County, Tennessee, at Will Book No. T, Page 163.

This conveyance is made subject to 1999 County Taxes, not yet due and payable and any items of public record in the Register's Office of Tipton County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

### HAYWOOD CO. REAL ESTATE TRANSFER

Date 10-11, 19 99  
DARE T. SIMPSON, ASSESSOR  
By Barbara Mason  
Dist 3 Map 168 Gr. Par 11

#### STATE OF TENNESSEE, HAYWOOD COUNTY

The foregoing instrument and certificate were noted in Notebook 29 Page 462 at 9:30 clock A M 10-11-99 and recorded in Deed Book 234 Page 3  
STATE TAX PAID \$650 FEE 3  
RECORDING FEE 12 TOTAL \$665 46  
Witness my hand.  
Receipt No. 27869 Register

Roy Edward Faulk, Jr. Seller  
By: Rodney Phillip Faulk Atty-in-Fact  
Rayburn Hunter Faulk Seller  
By: Rodney Phillip Faulk Atty-in-Fact  
Yolande Faulk Patterson Seller  
By: Rodney Phillip Faulk Atty-in-Fact  
Jimmy David Faulk Seller  
Paul Adrian Faulk Seller  
Rodney Phillip Faulk Seller

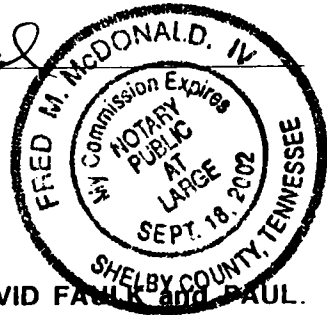
INDIVIDUAL  
STATE OF TENNESSEE )  
COUNTY OF SHELBY )

Personally appeared before me, a Notary Public of said County and State, **RODNEY PHILLIP FAULK BOTH AND AS ATTY-IN-FACT FOR ROY EDWARD FAULK, JR./RAYBURN HUNTER FAULK AND YOLANDE FAULK PATTERSON**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this **28th** day of **September, 1999**.

My Commission Expires: September 18, 2002

Notary Public



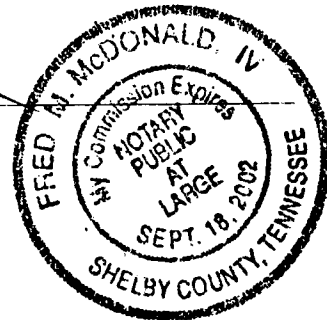
INDIVIDUAL  
STATE OF TENNESSEE )  
COUNTY OF SHELBY )

Personally appeared before me, a Notary Public of said County and State, **JIMMY DAVID FAULK and PAUL ADRIAN FAULK**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this **28th** day of **September, 1999**.

My Commission Expires: September 18, 2002

Notary Public



Name and Address of Property Owner:

**JAMES T. McCALLA**  
**548 PAYNE STREET**  
**COVINGTON, TENNESSEE 38019**

Property Address:

**19.18 ACRES AND 91.99 ACRES**  
**HAYWOOD COUNTY, TENNESSEE**

Person Responsible for Taxes:

**JAMES T. McCALLA**  
**548 PAYNE STREET**  
**COVINGTON, TENNESSEE 38019**

Parcel #: C.D.#3, Map 118, Parcel 11

### AFFIDAVIT OF VALUE

STATE OF TENNESSEE  
COUNTY OF ~~SHELBY~~ *Tipton*

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ~~\$156,000.00~~ *\$195,000.00* which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **September, 1999**.

Notary Public

My Commission Expires: *5-5-2002*

RETURN TO:

**DAVID E. OWEN**  
**204 HIGHWAY 51S, SUITE A**  
**COVINGTON, TENNESSEE 38019**



9/30/99 2:57PM;  
30/99 13:51 FAX 901 476 6042

901 476 6042 -> H RAY BELILES; Page 2  
DAVID E OWEN

02

Lying and being in the 3<sup>rd</sup> Civil District of Haywood County, Tennessee, and thus described:

Tract No. I: Beginning at an iron pin at the intersection of the south margin of Highway 179 (33 feet at right angles from centerline) and the east margin of Roy Faulk Road (25 feet at right angles from centerline); thence with the south margin of Highway 179 the following calls: south 64° 08' 34" east a distance of 78.40 feet to a point; thence south 72° 46' 59" east a distance of 104.69 feet to a point; thence south 80° 36' 17" east a distance of 103.66 feet to a point; thence south 87° 13' 33" east a distance of 103.61 feet to a point; thence north 85° 09' 27" east a distance of 104.50 feet to a point; thence north 75° 37' 54" east a distance of 104.71 feet to a point; thence north 65° 29' 08" east a distance of 204.83 feet to a point; thence north 61° 24" east a distance of 1456.45 feet to an iron pin at the northwest corner of Joel Fincher as recorded in Deed Book 216, page 306 in the Register's Office of Haywood County, Tennessee; thence with Fincher's west line south 0° 08' 14" west a distance of 874.50 feet to a point in a pond on the north line of Simon Tyus; thence with Tyus' north line south 87° 25' 16" west a distance of 2041.62 feet to an iron pin on the east margin of Roy Faulk Road; thence with the east margin of Roy Faulk Road north 1° 17' 20" west a distance of 236.55 feet to the point of beginning, containing 19.18 acres.

Tract No. II: Beginning at an iron pin on the south margin of McDonald Road (25 feet at right angles from centerline) at the most northern northeast corner of E.C. McDonald as recorded in Deed Book 109, page 228 in the Register's Office of Haywood County, Tennessee; thence with the south margin of McDonald Road north 89° 50' 26" east a distance of 928.99 feet to a point; thence north 88° 58' 17" east a distance of 818.61 feet to a point; thence south 88° 22' 20" east a distance of 331.43 feet to an iron pin on the west margin of Roy Faulk Road (25 feet at right angles from centerline); thence with the west margin of Roy Faulk Road the following calls: south 1° 17' 20" east a distance of 223.98 feet to a point; thence south 2° 22' 18" east a distance of 394.38 feet to a point; thence south 0° 39' 07" east a distance of 295.41 feet to a point; thence south 1° 03' 29" west a distance of 655.92 feet to a point; thence south 3° 41' 14" east a distance of 498.41 feet to an iron pin at the northeast corner of Roger Ralph; thence with Ralph's north line west a distance of 230.90 feet to a metal post at the northeast corner of Bruce Hazelings; thence with Hazelings' north line south 88° 34' 19" west a distance of 1497.23 feet to an iron pin at the southeast corner of E.C. McDonald; thence north 1° 13' 42" east a distance of 990.16 feet to an iron pin; thence north 85° 58' 14" west a distance of 495 feet to a 30 inch oak tree; thence north 8° 11' 32" east a distance of 78.17 feet to an 8 inch sasafras tree; thence north 3° 46' 36" east a distance of 997.07 feet to the point of beginning, containing 91.99 acres.

According to survey of David Hall, TN R.L.S. No. 943, 26-G Brentshire Square, Jackson, TN 38305, dated March 17, 1999.

The above described property being the same conveyed to James T. McCalla by deed from Roy Edward Faulk, Jr., Rayburn Hunter Faulk, Jimmy David Faulk, Yolanda Faulk Patterson, Paul Adrian Faulk and Rodney Phillip Faulk by deed recorded the 11 day of October, 1999 at Book 234, page 7 in the Register's Office of Haywood County, Tennessee.