

PERSON OR AGENCY RESPONSIBLE
FOR PAYMENT OF TAXES

Jack Finch
225 OLD DYERBURG Rd.
DYER, TN 38320

OWNER AND PROPERTY ADDRESS

Carthel Jack Finch and wife, Deborah Ann Finch
406 acres, more or less, Charleston Road
Stanton, TN

PREPARED BY:
CHARLES PATTERSON, ATTY.
1023 OLD HUMBOLDT ROAD
JACKSON, TN 38305

Steve Smith, Register
Haywood County
Rec #: 70253
Rec'd: 15.00
State: 3700.00
Clerk: 1.00
Other: 19.00
Total: 3735.00
Instrument #: 40021
Recorded
3/13/2017 at 12:06 PM
in Record Book
149
Pgs 669-671

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Hundred (\$100.00) Dollars, cash in hand paid, and other good, valuable and satisfactory considerations, receipt of all of which is hereby acknowledged, the undersigned **HARRIS HUGHES, JR. and wife, LINDA HUGHES**, have this day bargained and sold and by these presents do hereby transfer and convey unto **CARTHEL JACK FINCH and wife, DEBORAH ANN FINCH**, as tenants by the entirety, that certain lot or parcel of land lying and being in Haywood County, Tennessee and being more particularly bounded and described as follows:

Tract One (Map 118 – Parcel 3.00):

BEGINNING at a stake in the north margin of the Stanton to Charleston blacktop road, said stake being the most southerly corner of a 1.7 acre tract or parcel of land conveyed by Lofton Stuart to George Somervell in Deed Book 98, page 291; runs thence with Little Muddy Creek North about 13 poles to the southwest corner of the 305 acre tract being Tract No. Three (3) in a deed from William B. Nash to Jo Nash Somervell recorded in Deed Book 57, page 103; runs thence with the east line of Sternberger North 60 poles to a stake in the south boundary line of Stuart; runs thence East 38 ½ poles to the southwest corner of a 50.2 acre tract conveyed by Ford to Somervell in Deed Book 73, page 69; runs thence North 191.2 poles to the northeast corner of Stuart; runs thence West 124 poles to a point in Little Muddy Creek at the southeast corner of Mrs. Lillie M. Mize; thence with said creek in a northerly direction about 120 poles to the southwest corner of a 25 acre tract in the name of Elcan and Deverall; runs thence East 108.88 poles to a stake in the west line of McIntyre; runs thence South with the west line of McIntyre 123.18 poles to the northwest corner of the above mentioned 305 acre tract; runs thence East 105 poles to a stake in the west boundary line of Mitchell Dye; runs thence South about 80 poles to the northwest corner of a 2 acre tract or parcel of land conveyed by Robert Bell to W. B. Nash by deed in Deed Book 32, page 259; runs thence with the north line of same East 13 poles to a stake in the west line of J. A. Plummer Estate; runs thence South 23 poles to a stake; runs thence West 13 poles to a stake; runs thence South about 64 poles to a fence corner; runs thence South 80 degrees East 20.28 poles to the northwest corner of a 39 416/1000 acre tract formerly excluded from the 305 acre tract or parcel of land now in the name of the Mrs. W. B. Nash Estate; runs thence South 14 degrees 10 minutes West 99.2 poles to the Stanton to Charleston blacktop road; thence with the road in the general direction of West but closely following a curve in the road and turning to the left (or South) in all about 175 poles to the point of beginning, and containing 349 acres, more or less.

Tract Two (Map 117 – Parcel 3.00):

BEGINNING in the center of Little Muddy Creek with 2 hickory and 1 cypress pointers on the east bank of creek running thence East with the north boundary line of a 25 acre tract of land sold by Armsted Fields to J. H. Elkan 108 poles 22 ½ links to a stake and East of said stake 7 4/10 poles stands 3 black gum pointers; thence North 72 poles 8

links to a stake with black gum and hickory pointers; thence West 130 poles and 20 links to a stake in the center of Little Muddy Creek with sweet gum pointers on west side of creek and 1 white oak on east side of creek and 2 cypress in creek; thence up said creek with its meanders to the beginning, containing 52 108/160 acres, more or less.

Tract Three (Map 117 – Parcel 3.00):

BEGINNING at the southeast corner of said tract of land thence North twenty-six and eighty-three one-hundredths (26.83) chains with sweet gum and two black gum pointers; thence West seven and four-tenths (7.4) poles to a stake; thence South twenty-six and eighty-three one-hundredths (26.83) chains to a stake; thence East seven and four-tenths (7.4) poles to the beginning, containing five (5) acres, more or less.

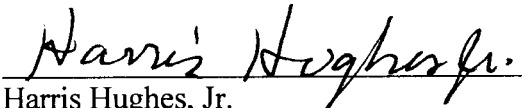
According to the Tax Assessor Map 117 – Parcel 3.00 is 63.50 acres, more or less, when Tract Two and Three are combined.

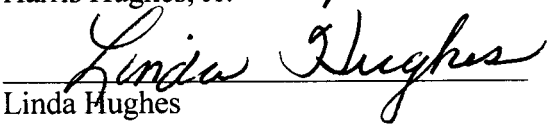
Being a portion of the real estate conveyed to Harris Hughes, Jr. and wife, Linda Hughes by Warranty Deed of record in Record Book 38 at page 354 in the Register’s Office of Haywood County, Tennessee.

TO HAVE AND TO HOLD the above described real estate, together with the improvements thereon and the appurtenances thereunto belonging unto the said **CARTHEL JACK FINCH and wife, DEBORAH ANN FINCH,** as tenants by the entirety, their heirs and assigns, forever.

Grantors covenant that they are lawfully seized and possessed of said real estate, that they have a good and perfect right to sell and convey it, and that said real estate is free and unencumbered except for the 2017 County Taxes which will be prorated between the Grantees and Grantors as a part of the consideration of this sale and conveyance; and that with the foregoing exceptions, Grantor will forever warrant and defend the title to said real estate against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 10th day of March, 2017.


Harris Hughes, Jr.

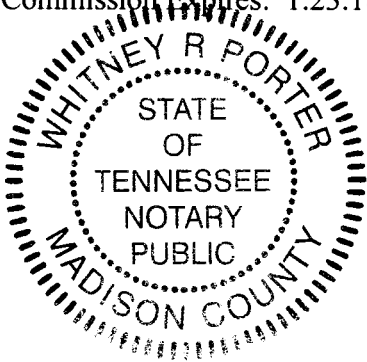

Linda Hughes

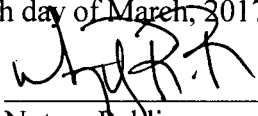
STATE OF TENNESSEE)
COUNTY OF MADISON)

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid County and State, the within named Harris Hughes, Jr. and wife, Linda Hughes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, acknowledged that they executed the foregoing instrument for the purposes therein contained and as their free act and deed.

WITNESS MY HAND and Official Seal, this the 10th day of March, 2017.

My Commission Expires: 1.23.18





Notary Public

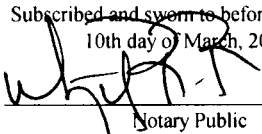
I, or we hereby swear or affirm that the actual consideration for the transfer or value of the property transferred (whichever is greater) is

\$1,000,000.00



Affiant

Subscribed and sworn to before me this the 10th day of March, 2017.



Notary Public

My Commission Expires: 1/23/18

