

This Instrument prepared by: Alliance Title & Escrow, LLC
8289 Cordova Road, Suite 101
Cordova, TN 38018

Steve Smith, Register
Haywood County
Rec #: 54304
Rec'd: 20.00
State: 740.00
Clerk: 1.00
EDP: 2.00
Total: 763.00
Instrument #: 20534
Recorded
7/19/2010 at 10:50 AM
in Record Book
79
Pgs 231-234

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of June, 2010, by and between ~~George R. Yarbrough and wife June Yarbrough~~ Paul Eric Yarbrough (Grantor) party of the first part, and Paul Eric Yarbrough (Grantee) party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of TN Counties State of TN:

SEE EXHIBIT "A"

Property Address:
114 Lafayette Street
Stanton, TN 38069

Being the same property conveyed to George R. Yarbrough and wife June Yarbrough by Warranty Deed on 11/16/74 from Lola W. Goodlow, Nellie W. Crockett, Miss Mattie Williams, FLEM E. Williams, Marshall W. Williams, Joe E. Williams, Ada Mae W. Morin, Charles F. Williams and Frances C. Frear, and filed for record on 02/03/75 in Book 130, Page 294, in the Register's Office of Haywood County, Tennessee

George R Yarbrough deceased May 12th 1996.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, Paul Eric Yarbrough, heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he/she/ they is/are lawfully seized in fee of the aforescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except as set forth hereinabove and except for any taxes for the current year which are not yet due and payable, and for subsequent years, which the Grantee hereby assumes and agrees to pay and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten (\$10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

George R. Yarbrough

June Yarbrough
June Yarbrough

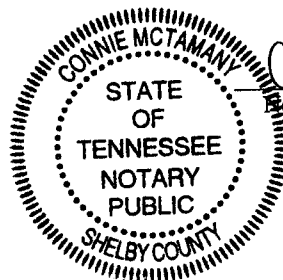
STATE OF TN
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, ~~George R. Yarbrough and wife June Yarbrough~~ the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 30th day of June, 2010.

My commission expires:

My Commission Expires:
September 11, 2013



Notary Public

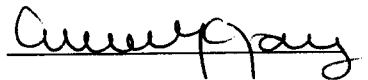
STATE OF TN
COUNTY OF Shelby

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



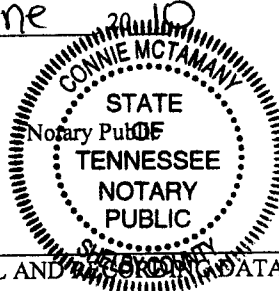
Affiant

Subscribed and sworn to before me this the 30th day of June, 2012



My commission expires

**My Commission Expires:
September 11, 2013**



(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:
114 Lafayette Street
Stanton, TN 38069

MAIL TAX NOTICES TO:
Regions Bank
2050 Parkway Office Circle
Birmingham, Al 35244

NAME AND ADDRESS OF PROPERTY OWNERS RETURN TO:
Paul Eric Yarbrough
114 Lafayette Street
Stanton, TN 38069

THIS INSTRUMENT PREPARED BY:
Alliance Title & Escrow, LLC
8289 Cordova Road, Suite 101
Cordova, TN 38018

TAX PARCEL NO.: 134-23.00 & 23.00 S/1 00

Exhibit A

FIRST TRACT: Beginning at a stake (50) fifty feet South of the Railroad, runs thence South 43-60/100 poles to a stake, Middlebrook's Northeast corner, thence West 24-17/100 poles, with Middlebrook's North boundary line to a stake, thence North 36-26/100 poles to a stake fifty (50) feet South of the railroad, thence North 73° East 25-17/100 poles to the beginning, containing by estimation six acres, more or less, and on which is a residence and other improvements. Being the same tract or parcel of land conveyed to T. F. Williams from LeGrand W. Jones et als by deed of record in Deed Book 15, page 462, Register's Office, Haywood County, Tennessee.

SECOND TRACT: Beginning at the southwest corner of a lot sold by W. F. Black to R. M. Sledge and running thence west with J. S. Middlebrook's north line to Mrs. N. D. Colham's East boundary line, thence North to the line of the right of way of the Louisville & Nashville Great Southern Railroad, thence East with the line of the right of way of said Railroad to R. M. Sledge's northwest corner, thence South with R. M. Sledge's west line to the beginning, containing five acres of land, more or less.

Being the same tract or parcel of land conveyed to T. F. Williams from William H. Claxton et ux by deed of record in Deed Book 23, page 138, Register's Office, Haywood County, Tennessee.

THIRD TRACT: Beginning at Ed Taylor's northwest corner and running north forty six (46) poles to a stake 50 feet south from center of the Louisville & Nashville Railroad, thence north 69½° East thirty six & 20/25 (36-20/25) poles to a stake T. F. Williams northwest corner, thence south with west line of T. F. Williams, J. S. Middlebrook and the Presbyterian Manse lot fifty seven (57) poles to a stake on the southwest corner of the Presbyterian Manse lot, thence west with Ed Taylor's north line 36-4/25 poles to Ed Taylor's northwest corner, containing 11 acres and 119 poles. Same being a part of a tract of 135 acres deeded to Mrs. M. J. Colhoun by Nathan Adams by deed recorded in Deed Book No. 5, page 598, in the Register's Office of Haywood County, Tennessee.

Being the same tract or parcel of land conveyed to T. F. Williams by Mrs. M. J. Colhoun by deed recorded in Deed Book 31, page 326, Register's Office, Haywood County, Tennessee.

TAX ID: 134-23.00 ~ 23.00 S/1 001

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(1006033.PFD/1006033/1)

SCHEDULE B Sec I

Bounded on the North by Williams, South by Reaves, East by Road, and on the West by Williams

BEING the same lot or parcel of land purchased by Miss Corinne Williams by decree of the Chancery Court of Haywood County, Tennessee, in the case of State of Tennessee ex rel vs. Ashley Bruce, et al., #4175, certified copy of which decree is of record in Deed Book 76, page 240, of the Register's Office, Haywood County, Tennessee, and containing by approximation 4 acres, more or less.

BEING the same property conveyed to Mattie Williams by Corinne Williams, by deed recorded in Deed Book 06, page 425, Register's Office, of Haywood County, Tennessee and by the said Mattie Williams by her last will and testament duly probated and recorded in Will Book "K" at page 84 of the office of the County Court Clerk and Haywood County, Tennessee she devised to the Grantor above, Lola Williams Goodloe an undivided one-half interest, and to her sister, Nelle Williams Crockett, now deceased, an undivided one-half interest.

BEING the same property whereby Lola Williams Goodloe and husband, Eugene W. Goodloe conveyed their one-half undivided interest to Martha Crockett Garcia-Llort as recorded in Deed Book 144, page 443, Register's Office, Haywood County, Tennessee. The other one half undivided interest is vested in the grantor hereby by deed of Frances Crockett Frear, et vir in Deed Book ____ page ____.

TAX ID: 134C-C-16.00