

THIS INSTRUMENT PREPARED BY
RAINEY, KIZER, REVIERE & BELL, P.L.C.
Attorneys at Law (LAW-63167)
105 S. Highland Avenue
Jackson, Tennessee 38301

PROPERTY OWNER
& PROPERTY ADDRESS:

John W. Moses, IV
Nixon Creek
Brownsville, TN

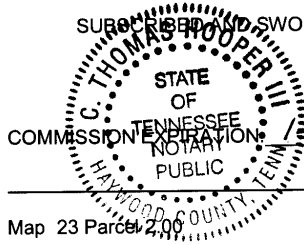
PERSON OR ENTITY RESPONSIBLE
FOR THE PAYMENT OF REAL
PROPERTY TAXES & ADDRESS:

John W. Moses, IV
PO Box 525
Ripley, TN 38063

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS
TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, (WHICHEVER IS GREATER) IS \$75,000.00.

AFFIRANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF OCT., 2012.



NOTARY PUBLIC

Map 23 Parcel 200

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, JAMES WALLIS EUBANKS, WESLEY FINIS EUBANKS, and WILLIAM STANLEY EUBANKS, for and in consideration of the sum of One Hundred (\$100.00) Dollars, cash in hand paid, and other good and satisfactory consideration, receipt of all of which is hereby acknowledged, have this day bargained and sold, and do hereby alien, transfer, and convey unto JOHN W. MOSES, IV that certain lot or parcel of real estate lying and being in the Tenth Civil District of Haywood County, Tennessee, and more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the center of Nixon Creek Drainage Canal, said point being the southwest corner of Marie Thornton Moses as described in Deed Book 96 Page 229, with tposts found, on line, on north and south top banks of said creek; runs thence with the center of said creek, and being a new severance line through William S. Eubanks, James W. Eubanks, and Wesley F. Eubanks as described in Deed Book 201 Page 394, north 44 degrees 01 minutes 40 seconds west 2835.20 feet to a point; runs thence leaving said creek, and with

Steve Smith, Register
Haywood County

Rec #:	59871	1	Instrument #:	27285
Rec'd:	20.00		Recorded	
State:	277.50		10/5/2012 at 3:34 PM	
Clerk:	1.00		in Record Book	
EDP:	2.00		103	
Total:	300.50		Page 494-497	

a painted line, being the south possession line of James T. Hughes as described in Record Book 94 Page 876, north 85 degrees 06 minutes 03 seconds east, passing an iron pin set (all pins set are 1/2" by 18" with identification cap stamped EVANS-RLS 2524) online at 43.00 feet, and continuing on for a total distance of 488.80 feet to a 12 inch tree with paint; runs thence south 87 degrees 35 minutes 57 seconds east 1103.56 feet to a tpost found on the east end of said painted line, said tpost being in the south line of John W. Moses, IV as described in Deed Book 259 Page 558; runs thence with said line, north 90 degrees 00 minutes 00 seconds east 380.88 feet to a 1/2 inch iron pin found, said pin being an interior corner of Moses(259/558); runs thence with the south lines of Moses(259/558 and 96/229), with tposts found on line, south 00 degrees 00 minutes 00 seconds east 2034.04 feet to the POINT OF BEGINNING containing within these calls 2037431.26 square feet or 46.77 acres of land as surveyed on September 11, 2012 by Evans & Associates Land Surveying, 320 South Washington, Brownsville, Tennessee. (731-772-2158) Said acreage being subject to all right of ways and easements, if any exist. See Survey Plat recorded in Plat Book 2, Page 419 Slide 277 of said Register's Office.

This being the north portion of the property across Nixon Creek Drainage Canal in the name of William S. Eubanks, James W. Eubanks, and Wesley F. Eubanks recorded in Deed Book 201 on Page 394 in the Register's Office of Haywood County, Tennessee.

Being a portion of the property conveyed to Grantors by deeds of record in Deed Book 201, Page 394, Deed Book 184, Page 591, Deed Book 184, Page 586, Deed Book 186, Page 520, and Deed Book 184, Page 596, all recorded in the Register's Office of Haywood County, Tennessee.

No opinion is rendered by the preparer of this instrument as to the accuracy of the legal description.

All mineral rights and interests in and to the property conveyed hereby are reserved and retained by Grantors.

TO HAVE AND TO HOLD the above-described real estate, together with all easements and appurtenances thereunto belonging, unto JOHN W. MOSES, IV his heirs and assigns forever.

The Grantors covenant that they are lawfully seized and possessed of the above property; that they have full right to sell and convey the same as aforesaid; that said property is free of all liens and encumbrances with the exception of real property taxes for the years 2013 and subsequent years, to be assumed by Grantee, and all matters of public record in the

Register's Office of Haywood County, Tennessee; to which this conveyance is made subject.
With such exceptions Grantors will forever warrant and defend the title to said property unto
the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto subscribed their names on this
the 2nd day of October, 2012.

James Wallis Eubanks
JAMES WALLIS EUBANKS

Wesley Finis Eubanks
WESLEY FINIS EUBANKS

William Stanley Eubanks
WILLIAM STANLEY EUBANKS

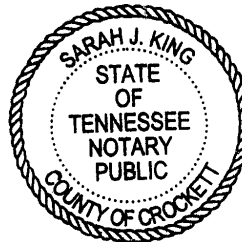
STATE OF TENNESSEE
COUNTY OF Crockett

Before me personally appeared JAMES WALLIS EUBANKS, to me known to be the
person described in and who executed the foregoing instrument, and acknowledged that such
person executed the same as his free act and deed.

Witness my hand and seal this 2nd day of October, 2012.

Sarah J. King
NOTARY PUBLIC

My commission expires: 11/20/12



STATE OF TENNESSEE
COUNTY OF Crockett

Before me personally appeared WESLEY FINIS EUBANKS, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

Witness my hand and seal this 1st day of October, 2012.

Sarah J. King
NOTARY PUBLIC

My commission expires: 11/20/12



STATE OF TENNESSEE
COUNTY OF Crockett

Before me personally appeared WILLIAM STANLEY EUBANKS, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

Witness my hand and seal this 2nd day of October, 2012.

Sarah J. King
NOTARY PUBLIC

My commission expires: 11/20/12

