

INSTRUMENT PREPARED BY AND RETURNABLE TO:

Jon W. Smith, Esq.
Apperson Crump PLC
6000 Poplar Ave, Suite 150
Memphis, TN 38119
Telephone: 901.756.6300
Tennessee Bar No. 15030

GRANTOR'S NAME AND ADDRESS:

James Thomas Hughes & Martha Jean Gay, Co-Executors
of the Estate of James T. Hughes under Chancery Court of
Haywood County, Tennessee, docket #2017-PR-47
244 Tibbs Forked Deer Road
Brownsville, TN 38012

GRANTEE'S NAME AND ADDRESS:

James Thomas Hughes & Martha Jean Gay, Co-Trustees
244 Tibbs Forked Deer Road
Brownsville, TN 38012

MAIL TAX STATEMENTS TO PROPERTY OWNER:

James Thomas Hughes & Martha Jean Gay, Co-Trustees
244 Tibbs Forked Deer Road
Brownsville, TN 38012

PROPERTY ADDRESS:

Tibbs Road
Hwy 51 N
Hwy 54 West

Tax Parcel
057 018.00 000
057 018.00 001
066 006.00 000
066 006.00 001
066 006.00 002
066 066.00 003
075 009.00 000

Steve Smith, Register
Haywood County
Sec #1 77467
Rec'd: 25.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 27.00
Instrument #: 49314
Recorded
5/28/2020 at 12:39 PM
In Record Book
186
Page 308-312

THIS INSTRUMENT WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE EXAMINATION.

CO-EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES THOMAS HUGHES and MARTHA JEAN GAY, co-executors of the estate of James T. Hughes under Chancery Court of Haywood County, Tennessee, docket #2017-PR-47 (herein "Grantor"), do hereby remise, convey and quit claim unto JAMES THOMAS HUGHES and MARTHA JEAN GAY, Co-Trustees of the James T. Hughes Residuary Family Trust U/W, (herein "Grantee"), all of its interest in and to real estate located in the 7th Civil District of Haywood County, Tennessee as described on the attached Exhibit A. Said interest is comprised of a 33 1/3 % tenant in common

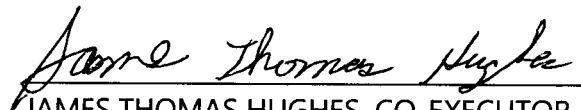
[081901-0010/248358/1]

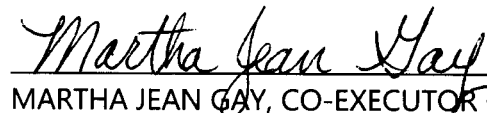
interest, which shall be allocated one-half (1/2) to the "JTH share" and one-half (1/2) to the "MJG share". The Will of James T. Hughes is recorded at Will Book S, Page 593.

Being the same property conveyed to James T. Hughes, Tommy Hughes and Martha H. Gay by Warranty Deed recorded in Record Book 34, Page 403 in the Register's Office, Haywood County, Tennessee. Tommy Hughes and James Thomas Hughes are one and the same person. Martha H. Gay and Martha Jean Gay are one and the same person.

This transfer is made pursuant to T.C.A. Section 67-4-409(a)(3)(D) and is therefore exempt from recordation tax.

IN WITNESS WHEREOF, Grantor has executed this Deed this 28 day of May, 2020.


JAMES THOMAS HUGHES, CO-EXECUTOR OF THE
ESTATE OF JAMES T. HUGHES
under Chancery Court of Haywood County,
Tennessee, docket #2017-PR-47


MARTHA JEAN GAY, CO-EXECUTOR OF THE ESTATE
OF JAMES T. HUGHES
under Chancery Court of Haywood County,
Tennessee, docket #2017-PR-47

STATE OF TENNESSEE)

) ss.

COUNTY OF HAYWOOD)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, JAMES THOMAS HUGHES, CO-EXECUTOR of the Estate of James T. Hughes, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 8th day of May 2020.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)

) ss.

COUNTY OF HAYWOOD)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, MARTHA JEAN GAY, CO-EXECUTOR of the Estate of James T. Hughes, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 20 day of July 2020.

Notary Public

My Commission Expires:

[081901-0010/248358/1]

FIRST TRACT: BEGINNING at a point in the west margin of the Brownsville to Belle Eagle public road, said point being the northeast corner of the Fairground property; running thence with the north line of the Fairground property West 11.25 chains to a stake, the southeast corner of Finus J. Davis' tract; thence with Davis' east line North 0 degrees 3' West 8.87 chains to a stake, the southwest corner of William E. Howse; thence with Howse's south line East 11.57 chains to a stake, a southeast corner of the Howse tract; thence in a northeasterly direction to the south gate post of the present mill lot entrance on the west margin of the old Brownsville to Belle Eagle Road; thence with the west margin of said road South 24 degrees 16 minutes West _____ chains to the point of beginning, containing 11.75 acres, more or less.

SECOND TRACT: BEGINNING at a stake in a road, said stake being a northeast corner of a tract owned by Thornton is in the west boundary line of the Fairgrounds owned by Crandell; running thence along the west boundary line of said Fairgrounds tract North 11 minutes West 58.48 poles to a stake, the northwest corner of said tract; thence South 89 degrees and 17 minutes East 37.64 poles to a stake at a fence corner, said stake being the southwest corner of a tract in the name of Howse and F. S. A. in the north boundary line of the Fairgrounds tract; thence along the west boundary line of the Howse tract and passing the northwest corner of same and then along the west boundary line of the J. L. Edwards tract for about 7 poles North 17 minutes West 147.88 poles to an iron stake at the corner of a fence, same being an inside corner of the Edwards tract; thence along the south boundary line of said Edwards tract South 89 degrees and 11 minutes West 88.08 poles to a stake on the Narrow Gauge Railroad, said stake being in the east boundary line of a tract owned by Whitehurst; thence along said Narrow Gauge Railroad and east boundary line of said Whitehurst tract South 8 minutes West 146.56 poles to a stake on said Narrow Gauge Railroad embankment at the northwest corner of a woven wire fence, same being the northwest corner of the tract in the name of Thornton first named above; thence along the boundary line of said Thornton tract North 89 degrees and 30 minutes East 32.04 poles to a stake at the corner of a fence, the northeast corner of said Thornton tract; thence South 8 minutes East 45.80 poles to a corner post of wire fence, another corner of said Thornton tract; thence South 57 degrees and 10 minutes East 22.96 poles to the point of beginning, containing 87.54 acres, the north point of this description being 3-1/2 degrees to the left of the magnetic north point as of January 21, 1942. T. P. Anderson, C. S. H. C. 'T.

THIRD TRACT: BEGINS at a stake in the road, same being the southwest corner of the J. K. Walker homestead and the southeast corner of the Aaron Walker 60 acre tract; runs thence North with said John K. Walker's west boundary line 206-1/2 poles to a stake; then West with W. T. Bullfinch's south boundary line 46-1/2 poles to a stake 1-14/100 poles north of the northeast corner of a tract of land purchased by Mrs. C. E. W. Bain and husband by J. D. Allison; thence South with said Allison's east line 206-1/2 poles to a stake in the south boundary line of the McAlister grant, same being the road; then East with the south boundary line of said McAlister grant 46-1/2 poles to the beginning, and containing 60 acres.

SIXTH TRACT: BEGINNING at a point in the south margin of what is now known as Tennessee Highway No. 19 and 30 feet from the center of said highway, being the most easterly corner of a lot now in the name of Louis Sellari; runs thence with the margin of the highway South 49-1/2 degrees East 16.48 poles to a stake, the most easterly corner of this now described lot and being North 49-1/2 degrees West 15.12 poles from the northwest corner of a lot now in the name of Mack Hooper, this stake being the most northerly end of a new line established by this survey; thence South 54 degrees West 24.72 poles to a stake; thence North 21-1/2 degrees West 17.56 poles to the most southerly corner of the above mentioned Louis Sellari lot; thence with the line of Sellari North 55 degrees 38 minutes East 16.86 poles to the point of beginning, and containing by approximation 2.14 acres.