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THIS INSTRUMENT PREPARED BY
PAT H. MANN, JR., ATTORNEY
P. O. BOX 156, 50 BOYD AVENUE
BROWNSVILLE, TN 38012
731-772-5000

WARRANTY DEED

Steve Smith, Register
Haywood County
Rec #: 44812
Rec'd: 25.00
State: 3330.00
Clerk: 1.00
EDP: 2.00
Total: 3358.00
Instrument #: 8423
Recorded
2/13/2007 at 10:25 AM
in Record Book
34
Page 403-407

KNOW ALL MEN BY THESE PRESENTS, That THE JAMES M. BANKS
REVOCABLE LIVING TRUST DATED MARCH 1, 2005, for and in consideration of the
sum of NINE HUNDRED THOUSAND AND NO/100 (\$900,000.00) DOLLARS, cash in
hand paid, the receipt of which is hereby acknowledged, has this day bargained and sold
and does hereby sell, transfer and convey unto JAMES T. HUGHES, MARTHA H. GAY
and TOMMY HUGHES, as equal tenants in common, their heirs and assigns, tracts or
parcels of land situated in the 7th Civil District of Haywood County, Tennessee, and more
particularly described as follows, to-wit:

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.

Being those tracts or parcels of land conveyed to Luke M. Banks and wife, Martha S. Banks, by deed of Howard Powell et ux recorded in Deed Book 86, page 583, Register's Office, Haywood County, Tennessee.

Being Map 066, Parcel 006.00, Property Assessor's Office, Haywood County, Tennessee.

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. Bullfin'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.

Being that tract or parcel of land conveyed to Luke M. Banks and wife, Martha S. Banks, by deed of George B. Herring, Clerk & Master, by Master's Deed recorded in Deed Book 90, page 427, Register's Office, Haywood County, Tennessee.

FOURTH TRACT: Part of Grant No. 2281 in the name of McAllister and others and more particularly described as follows: BEGINNING at the original southeast corner of said grant; running thence West 108-1/2 poles to a stake; thence North 208-1/2 poles to a stake; thence East 108-1/2 poles to a stake; thence South 206-1/2 poles to the beginning, and containing 140 acres, more or less

THERE IS INCLUDED WITHIN THE ABOVE BOUNDARIES AND DESCRIPTION, BUT EXPRESSLY EXCEPTED FROM THIS CONVEYANCE a right of way for public road now on said land and also excepting the following tract of land:

BEGINNING at a locust corner, same being the northwest corner of the tract of 121.27 acres described in deed of record in Book 31, page 480, Register's Office, Haywood County, Tennessee; runs thence West 64-1/5 poles to the Miller's Ferry Road (now Tibbs Road); thence in a southeasterly direction with said road 94 poles to a point where said road intersects the west boundary line of said 121.27 acre tract, which point is 69-1/2 poles south of said locust corner; thence North with the west line of said 121.27 acre tract 69-1/2 poles to the point of beginning, and containing 14.12 acres, more or less.

Being that tract or parcel of land in which Martha S. Banks created an estate by the entirety with her husband, Luke M. Banks, by deed recorded in Deed Book 86, page 507, Register's Office, Haywood County, Tennessee.

Being Map 057, Parcel 018.00 Property Assessor's Office, Haywood County, Tennessee.

FIFTH TRACT: BEGINNING at a point on the north side of what is now known as Tennessee Highway No. 54 or West Main Street Extended, being the southeast corner of a farm in the name of Thornton and being the southwest corner of this now described tract, said point being 40 feet from the center of said road; runs thence with the east line of Thornton North with

his line about 50.72 poles to a corner fence post, the southwest corner of a tract in the name of Clyde Campbell Estate; thence with the south line of said tract North 85 degrees 47 minutes East 41.84 poles to an iron stake, the southeast corner of Campbell and being the most westerly corner of a lot now in the name of Sellari; thence with the west line of Sellari South 33 degrees 49 minutes East 11.51 poles to an iron stake, the south corner of Sellari and being the northwest corner of a 2.14 acre tract cut off during the course of this survey; thence with the west boundary of said 2.14 acre tract South about 29-1/2 degrees East 17.56 poles to a stake, the most southerly corner of said 2.14 acre tract; thence with the east line of said 2.14 acre tract North 54 degrees East 24.72 poles to a stake in the south margin of what is known as Tennessee Highway No. 19, said point being 30 feet from the center of said highway; thence with the margin of said highway South 49-1/2 degrees East 15.12 poles to a corner fence post, the northwest corner of a tract now in the name of Mack Hooper; thence with the west line of Hooper South 32.22 poles to the north margin of the above mentioned West Main Street and 40 feet from the center of same; thence with the margin of said street West 85.56 poles to the point of beginning, and containing by approximation 23.3 acres. This survey made by F. W. Carter, County Surveyor, Haywood County, Tennessee, on January 23, 1952.

Being that tract or parcel of land conveyed to Martha S. Banks by deed of J. P. Smith et al recorded in Deed Book 84, page 471, Register's Office, Haywood County, Tennessee.

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.

Being that tract or parcel of land conveyed to Martha S. Banks by deed of Trustees of the Christian Church recorded in Deed Book 157, page 257, Register's Office, Haywood County, Tennessee.

The said Luke M. Banks predeceased his wife. The said Martha S. Banks devised said property to her son, James M. Banks, by Will recorded in Will Book N, page 467, Probate Court Clerk's Office, Haywood County, Tennessee. The said James M. Banks died on July 9, 2006, at the age of 63 and devised said property to the The James M. Banks Revocable Living Trust dated March 1, 2005, by Will recorded in Will Book Q, page 590, Probate Court Clerk's Office, Haywood County, Tennessee. See certification of the said The James M. Banks Revocable Living Trust dated March 1, 2005, recorded in Record Book 34, page 401, Register's Office, Haywood County, Tennessee.

Being Map 075, Parcel 009.00, Property Assessor's Office, Haywood County, Tennessee.

TO HAVE AND TO HOLD unto the said JAMES T. HUGHES, MARTHA H. GAY and TOMMY HUGHES, as equal tenants in common, their heirs and assigns, the above described tracts or parcels of land, forever, in fee simple.

THE JAMES M. BANKS REVOCABLE LIVING TRUST DATED MARCH 1, 2005, covenants with the said JAMES T. HUGHES, MARTHA H. GAY and TOMMY HUGHES, their heirs and assigns, that it is lawfully seized and possessed of said tracts or parcels of land; that it has a good and lawful right to sell and convey same; that same are unencumbered; and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

EXECUTED on this 17 day of February, 2007.

THE JAMES M. BANKS REVOCABLE
LIVING TRUST DATED MARCH 1, 2005

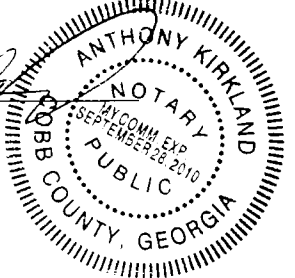
BY Joyce Diane Banks, Trustee
JOYCE DIANE BANKS, TRUSTEE

STATE OF GEORGIA
COUNTY OF COBB

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said state and county, duly commissioned and qualified, JOYCE DIANE BANKS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the Trustee of the The James M. Banks Revocable Living Trust dated March 1, 2005, the within named bargainor, and that she executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal, at office aforesaid, this 17 day of February, 2007.

Anthony Kirkland
NOTARY PUBLIC



MY COMMISSION EXPIRES:

SEND TAX NOTICES TO:
James T. Hughes
Tibbs Gin #2
244 Tibbs-Forked Deer Road
Brownsville, TN 38012

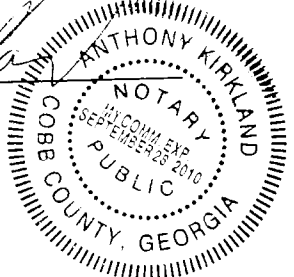
State of Tennessee, Haywood County

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$900,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Joyce Diane Banks, Trustee
AFFIANT

SUBSCRIBED and sworn to before me on this 7 day of February, 2007.

Anthony Kirkland
NOTARY PUBLIC



MY COMMISSION EXPIRES: