

STATE OF TENNESSEE, HAYWOOD COUNTY

The foregoing instrument and certificate were noted by
the clerk of the court on this 27th day of June 1989.
and recorded in Deed Book 180, Series 180, Page 368.
The Tax Paid \$11.00 Fee \$2.00 Recording Fee \$2.00 Total \$15.00
Witness My hand.
Recorder No. _____

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, C. W. HARMON

and wife, RUTH T. HARMON, for and in consideration of the sum of ONE HUNDRED (\$100.00) DOLLARS, and other good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, have this day bargained and sold and do hereby sell, transfer and convey unto LAZELL BEARD and wife, LUE VINNER BEARD, as tenants by the entirety, their heirs and assigns, the following described real estate situated, lying and being in 7th Civil District of Haywood County, Tennessee, and more particularly described as follows, to-wit:

HAYWOOD CO. REAL ESTATE TRANSFER

Date 6/12/89

DARE T. SIMPSON, ASSESSOR

BY Deed Book 180, Page 368

Dist 07 Map 66 Gr Par 25

BEGINNING at a stake in the center of the Brownsville to Alamo blacktop road, the southeast corner of a lot recently conveyed by the Brownsville Bank to William A. Johnston, and being a portion of the same land known as the Fairgrounds lot; runs thence with the center of said road south 20 degrees 30 minutes west 150 feet to a stake, the most easterly end of a new line established on the 1st day of May, 1961; runs thence with said new line and across the open field north 73-1/2 degrees west 679 feet to a stake, the southwest corner of this now described lot; thence north 6 degrees west 145 feet to a stake in the south line of what is now the Luke Banks farm; thence with the south line of same north 83-1/2 degrees east 475 feet, more or less, to the northwest corner of the above mentioned William A. Johnston lot; thence with the west line of same south 20 degrees 30 minutes west 221.5 feet to the southwest corner of Johnston and thence with the south line of Johnston south 82 degrees 08 minutes east 327 feet to the point of beginning, containing 3.02 acres, more or less.

BEING the same property composed of two lots or parcels of land and conveyed C. W. Harmon, et ux by deeds of Dr. Byron L. Cochran, et ux recorded in Deed Book 100, page 316, and Deed Book 103, page 114, Register's Office, Haywood County, Tennessee.

TO HAVE AND TO HOLD said above described real estate unto the said LAZELL BEARD and wife, LUE VINNER BEARD, as tenants by the entirety, their heirs and assigns, in fee simple forever.

We covenant with the said LAZELL BEARD and wife, LUE VINNER BEARD, their heirs and assigns, that we are lawfully seized and possessed of said above described real estate; that we have a good and lawful right

Mail tax notice to:

Lazell Beard, et ux

RT. 1 Box 363

to sell and convey the same; that the same is unencumbered; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS our hands on this 5th day of June, 1989.

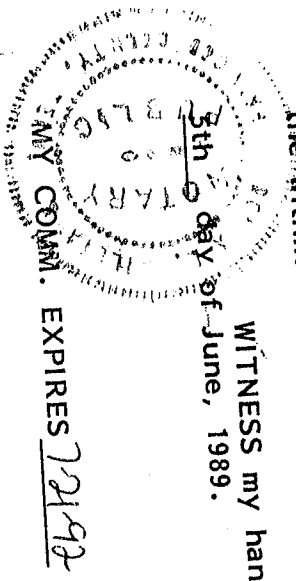
C. W. Harmon
C. W. HARMON
Ruth T. Harmon
RUTH T. HARMON

STATE OF TENNESSEE
COUNTY OF HAYWOOD

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, C. W. HARMON and wife, RUTH T. HARMON, the within named bargainer(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

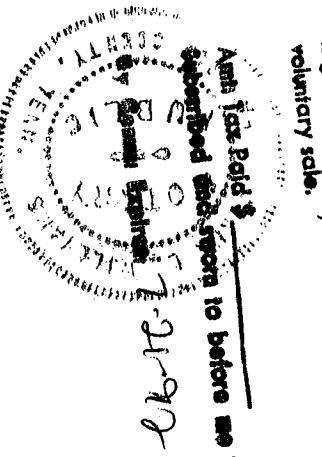
WITNESS my hand & Notarial Seal at office aforesaid on this 5th day of June, 1989.

Dana Lubliner
NOTARY PUBLIC



STATE OF TENNESSEE, HAYWOOD COUNTY
I, or we hereby swear of, affirm that the actual consideration for this transfer or value of the property transferred, whether is greater is \$34,000, which amount is equal to or greater than the amount which property transferred would command at a voluntary sale.

C. W. Harmon Affiant
Dana Lubliner
Notary Public



Affirmed and sworn to before me this 5th day of June 1989
Dana Lubliner
Notary Public