

This Instrument
Prepared By
C. Thomas Hooper III
Brownsville, TN

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, ROY WAYNE STAGGS, for and in consideration of the sum of SIX THOUSAND AND NO/100 (\$6,000.00) DOLLARS, 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 MAXIMINO GASPAR VIEL, his heirs and assigns, the following described real estate located in the 7th Civil District of Haywood County, Tennessee, and more particularly described as follows, to-wit:

BEGINNING at a stake, said stake being in the east margin of Highway 54, and being the northwest corner of the Louis Mann tract of which this lot is a part; runs thence east with the north line of the Louis Mann tract 265 feet to a stake in a ditch; runs thence south with the center of said ditch 125 feet to a stake in the center of a ditch; runs thence west with the center of a ditch 259 feet to a stake in the east margin of Highway 54; runs thence north with the east margin of said highway 100 feet to the point of beginning. Statement required by TCA 66-24-121: The foregoing description is the same contained in the previous deed of record.

BEING the same real estate conveyed to Roy Wayne Staggs by deed recorded in Record Book 124, page 257, Register's Office, Haywood County, Tennessee.

Map 66, Parcel 30.01

TO HAVE AND TO HOLD the above described real estate unto MAXIMINO GASPAR VIEL, his heirs and assigns, in fee simple forever.

I covenant with the said MAXIMINO GASPAR VIEL, his heirs and assigns, that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to sell and convey the same; that the same is unencumbered; and I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Grantee assumes and agrees to pay the 2016 real estate taxes.

Steve Smith, Register
Haywood County
Rec #: 68915
Rec'd: 10.00
State: 22.20
Clerk: 1.00
Other: 2.00
Total: 35.20
Instrument #: 38325
Recorded
7/14/2016 at 1:50 PM
in Record Book
143
Pgs 224-225

WITNESS MY SIGNATURE on this 12th day of July, 2016.

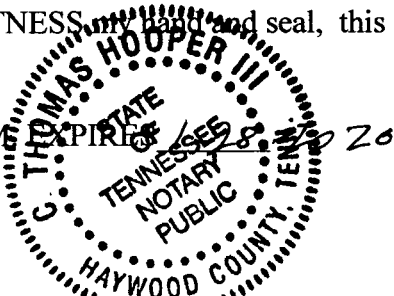

ROY WAYNE STAGGS

STATE OF TENNESSEE
COUNTY OF HAYWOOD

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said state and county, duly commissioned and qualified, ROY WAYNE STAGGS, 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 12th day of July, 2016.

MY COMM.



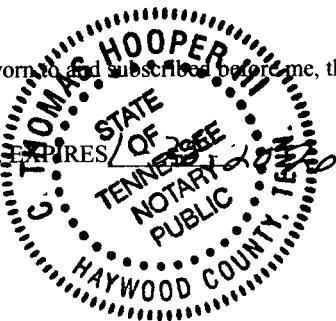

NOTARY PUBLIC

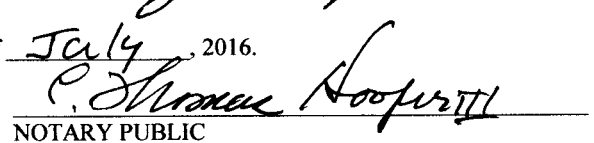
State of Tennessee, Haywood County.

The undersigned hereby swears or affirms that the consideration for this transfer or the value of the property being transferred, whichever is greater is \$ 6,000.00.

MY COMM. EXPIRES

Sworn to and subscribed before me, this 12th day of July, 2016.




Affiant

NOTARY PUBLIC

Mail tax notice to:
Maximino Gaspar Viel
1000 E. Main Street, Lot 17
Brownsville, TN 38012

Property Address:
1276 Thornton Road
Brownsville, TN 38012