

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Law Offices of James J. McMahon
6800 Poplar Avenue, Suite 215
Memphis, TN 38138
(901) 681-0500

Map #56, Parcel # 6

Steve Smith, Register
Haywood County

Rec #: 57873
Rec'd: 25.00
State: 0.00
Clerk: 0.00
EDP: 2.00
Total: 27.00

Instrument #: 24878
Recorded
12/30/2011 at 3:10 PM
in Record Book
94

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, James T. Hughes (the "Grantor" herein) for and in consideration of One Dollar (\$1.00), I do hereby bargain, sell, release, remise, quit claim and convey unto the James Hughes Family Limited Partnership, a Tennessee Limited Partnership, all of my right, title and interest in and to the following described real estate located in Haywood County, State of Tennessee, to wit:

LYING and being about 3-1/2 miles from Brownsville on the Brownsville and Alamo Road, and beginning at a stake in Nixon Creek, with elm and overcup pointers in the east line of the tract of 450 acres purchased of W. H. McCory by T. C. and N. B. Shirley 37-1/2 poles south of the original northeast corner of said 450 acres, this tract being the northwest corner of the tract of 137-1/2 acres purchased by N. B. Shirley and W. B. Malone and wife, and runs thence south 37-1/2 poles to a stake in Nixon's Creek, the original northeast corner of the aforesaid 450 acre tract, with large white oak and iron wood hickory and gum pointers, all small and newly marked, thence west with the original north line of the aforesaid 450 acre tract 108-67/100 poles to a stake with 2 white oak pointers, J. R. Wilson's northeast corner, thence south with Wilson's west line as newly marked 328 poles to a stake with black gum pointers, south 87-1/2 degrees west and distance 23 links in R. S. King's north line, J. R. Wilson's southeast corner, thence north 89-1/2 degrees east with said King's north line 117.44 poles to an elm, corner, newly marked on all four sides with three chops thence east with said King's north line, 49-1/2 poles to a stake in the Sherron's Ferry Road, with persimmon pointers, north 23-1/4 degrees west and distance 54 links Mrs. M. T. Bond's northeast corner, in said road, thence north 69-1/4 degrees east 16.8 poles to a stake in the center of said road thence north 52-1/4 degrees east 59 poles to a stake in the center of said road, thence north 39-1/2 degrees east 12 poles to a stake in said road with large yellow oak pointers on the east side of the road south 23 degrees east distance 61-1/2 links, thence north 67-1/2 degrees east with the levee 48 poles to a stake in the center

of the levee, thence north 62-1/4 degrees east with the levee 16 poles to a stake in the center of the levee, thence north 53 degrees east with the said levee 21.6 poles to a stake in Nixon's Creek under the bridge of same, with double elm, sweet gum pointers, on the west side of the levee, thence down Nixon's Creek with the channel as it is this day to the beginning, containing 396-3/4 acres, more or less.

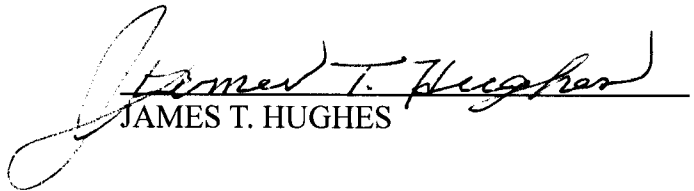
BEING the same tract of land decreed to S. J. Smith (now deceased) under a decree of the Chancery Court of Haywood County, Tennessee, which is duly of record in Deed Book No. 31, page 71 of the Register's Office, Haywood County, Tennessee. The grantor, May Smith Bond,

is one of the children and heirs at law of the said S. J. Smith, and there is excepted and excluded from the above described tract of land, a tract containing 212.65 acres, which was conveyed to Mrs. Dora Bessie Worthy, the sister of the grantor, Mrs. Bond, under a deed of date February 6, 1950, as appears of record in Deed Book No. 82, at page 261 of the Register's Office of Haywood County, Tennessee. The grantors convey to the grantee herein the balance of the original tract consisting of 184-3/4 acres. The tract conveyed to Mrs. Worthy, and which is excepted and excluded herein, is described as follows: BEGINNING at a corner fence post, the southeast corner of a tract in the name of Finis Davis, and being the southwest corner of the now described tract, and in the north line of a tract in the name of A. G. King; runs thence with the east line of Finis Davis, north 82.72 chains to a stake near a 20 inch water oak tree, said stake being in the south line of a tract in the name of Mrs. A. H. Sorrelle; thence with the south line of Sorrelle, east 14.65 chains to a stake in a fence row, being just east of gas line right of way, and being the most northerly end of a line established by this survey; thence south 36.94 chains to a stake in a fence row, with two per-simmon pointers, thence with said fence row, north 88 degrees zero minutes east 13.19 chains to a stake in the center of an old field road; thence with the center of said road south 3.11 chains to a stake in the center of the road; thence south 3 degrees 30 minutes west 21.76 chains to a stake in the center of said road and being in the center of a field road running south 60 degrees 30 minutes east thence with the center of said road 29.90 chains to a stake in the center of a gravel road known as the Brownsville to Bell Eagle Road; the above line being a line established by this survey as the dividing line between the heirs of the Sam J. Smith Estate, the tract allotted to Mrs. Newton Bond (May Smith Bond), being on the east and the tract allotted to Mrs. Dora Bessie Worthy being on the west; thence with the center of the above mentioned gravel road, south 53 degrees 10 minutes west 9.25 chains to a stake in the center of the road; thence south 59 degrees 50 minutes west 3.70 chains to a stake in the center of the road, and in line with a fence row running with the north line of a tract in the name of Moon Estate as follows: north 89 degrees zero minutes west and passing the corners of tracts in the name of Moon, Campbell, and A. G. King 41.90 chains to a stake in the north line of King, being the point of beginning and containing by calculation 212.65 acres.

Being the same interest in property conveyed to James T. Hughes the Grantor herein by Warranty Deed recorded in Deed Book 125 at page 179 in the Register's Office of Haywood County, Tennessee.

THIS INSTRUMENT PREPARED WITHOUT SURVEY OR OPINION OF TITLE.

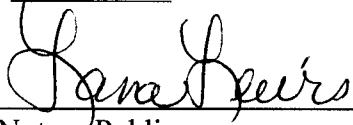
IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 29th day of December, A.D., 2011.


JAMES T. HUGHES

STATE OF TENNESSEE
COUNTY OF HAYWOOD

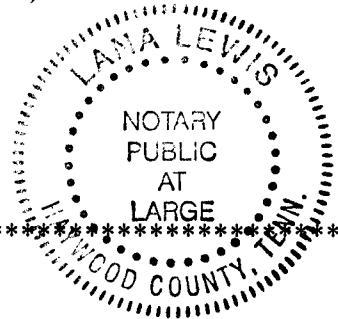
Personally appeared before me, , a Notary Public for said State and County, James T. Hughes, to me known, and proved to be on the basis of satisfactory evidence, to be the person who signed and executed the foregoing instrument as Grantor herein and who, being duly sworn, acknowledged that he signed and executed the same for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2011.


Notary Public

My Commission Expires:

3/20/2012



Property Address:

Owner's Name and Address:

James T. Hughes
8345 Tibbs Road
Brownsville, TN 38012

Parcel Number(s):

Map # 56, Parcel # 6

Mail Tax Bills to:

James T. Hughes *Family Limited Partnership*
8345 Tibbs Road
Brownsville, TN 38012

~~THIS DOCUMENT IS EXEMPT FROM TAX UNDER T.C.A. 67-4-409(a)(3)(F).~~

I hereby swear that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is \$1.00.

James T. Hughes

Affiant

Subscribed to and sworn before me this 29th day of December, 2011.

Lana Lewis

Notary Public

My Commission Expires:

3/20/2012

