

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, P. F. W. MAHER, for and in consideration of the grantee this day conveying certain property to me, the receipt of which is hereby acknowledged, have this day bargained and sold and do hereby sell, transfer and convey unto MARK T. ROBERTS, his heirs and assigns, a tract or parcel of land situated in 8th Civil District of Haywood County, Tennessee, and more particularly described as follows, to-wit:

Steve Smith, Register
Haywood County

Rec #: 53177 Instrument #: 19089
Rec'd: 10.00 Recorded
State: 11.10 1/14/2010 at 2:44 PM
Clerk: 1.00 in Record Book
EDP: 2.00
Total: 24.10
Page 242-243

BEGINNING at a point on the east margin of Highway 54 (30 feet from centerline at right angles) and on the south margin of Taylor Road (25 feet from centerline at right angles); thence with the south margin of Taylor Road North 64 degrees 56 minutes 3 seconds East a distance of 464.80 feet to an iron pin set on the west line of a tract owned by Helen Roberts (Deed Book 101, page 441); thence with the west line of the Roberts tract and the west line of a tract owned by Elizabeth Reid (Deed Book 243, page 609) South 2 degrees 37 minutes 40 seconds East a distance of 417.75 feet to a point on the centerline of a creek at the northeast corner of a tract owned by Bradford Williams (Deed Book 221, page 803); thence with the north line of the Williams tract and the centerline of said creek South 63 degrees 16 minutes 28 seconds West a distance of 148.63 feet to a point; thence South 51 degrees 15 minutes 59 seconds West a distance of 196.15 feet to a point on the east margin of Highway 54; thence with the east margin of Highway 54 North 20 degrees 38 minutes 0 seconds West a distance of 438.13 feet to the point of beginning, containing 3.71 acres as surveyed by David Hall Land Surveying Co., November 15, 2008.

Being that tract or parcel of land conveyed to P. F. W. Maher by deed of Patrick L. Maher, III, recorded in Record Book 74 pages 240, Register's Office, Haywood County, Tennessee.

Being Map 049, Parcel 001.01, Property Assessor's Office, Haywood County, Tennessee.

TO HAVE AND TO HOLD unto MARK T. ROBERTS, his heirs and assigns, said tract or parcel of land forever, in fee simple.

I covenant with the said MARK T. ROBERTS, his heirs and assigns, that I am lawfully seized and possessed of said tract or parcel of land; that I have a good and lawful right to sell and convey the same; that same is unencumbered; and that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

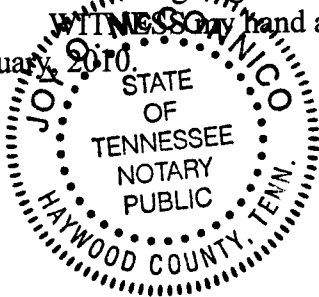
WITNESS MY SIGNATURE on this 13th day of January, 2010.

P. F. W. MAHER
P. F. W. MAHER

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, P. F. W. MAHER, the within named bargainor, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal, at office aforesaid, this 13th day of January, 2010.



Joy O. McConico
NOTARY PUBLIC

MY COMMISSION EXPIRES: 09/19/2011

SEND TAX NOTICES TO:

Mark T. Roberts
315 Taylor Road
Brownsville, TN 38012

State of Tennessee, Haywood County

I or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is \$ 3000.00, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Pat H. Mansley
AFFIANT

SUBSCRIBED and sworn to before me on this 13th day of January, 2010.

Joy O. McConico
NOTARY PUBLIC

MY COMMISSION EXPIRES: 09/19/2011

