

I offer this instrument for record, and make oath that the actual consideration for this transfer, or value of the property transferred (whichever is greater), is \$ 1,039,848.66

Property Owner:

Eleanor Gay Mulherin, Jason Mulherin
862 acres - Madison County, TN

Prepared by:

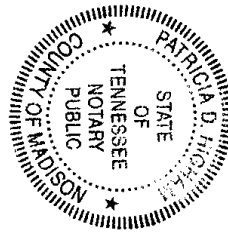
PAM CARTER, Clerk & Master

Sworn To Before

Patricia D. Higham

Notary Public

This 16th day of December, 2011
My Commission Expires: 6-22-2015



Tax Payer:

ELEANOR Gay Mulherin
149 Caldwell Rd
Jackson TN 38301

THIS DEED BY PAM CARTER,
CLERK AND MASTER

TO

GAY MULHERIN, one-third (1/3) interest
JASON MULHERIN, one-third (1/3) interest
HOLLY MULHERIN FARROW, one-third (1/3) interest
equal tenants in commons

W I T N E S S E T H:

WHEREAS, a Complaint was filed in the Chancery Court of Madison County, Tennessee at Jackson, on January 19, 2010 by GAY MULHERIN, JASON MULHERIN, and HOLLY MULHERIN FARROW, the widow and children of James Mulherin, Jr., against CHARLES MULHERIN, Rule Docket No. 66701 in which said Complaint sought to have the real estate therein described sold for partition; and

WHEREAS, a Decree was duly rendered in said cause by said Court on October 3, 2011, commanding me, as Special commissioner to sell the following described real estate, lying and being in Madison County, to-wit:

Map 155 Parcel 3.00

Lying and being in the Second Civil District of Madison County, Tennessee, and more particularly described as follows, to-wit:

PARCEL No. 1:

TRACT I BEGINNING at a point in the center of Big Black Canal, said point being in the southwest corner of the tract conveyed by Francis A. Wolfe and wife to Joe E. Midyett and wife in Deed Book 222, page 108, of which this tract is a part; runs thence, north 1105.5 feet, more or less, to the northwest corner of said original tract; runs thence east 1165 feet, more or less, to a point in the center of Big Black Canal; runs thence with said canal in a southwesterly direction 1600 feet, more or less, to the point of beginning, containing 14.5 acres, more or less.

TRACT II: BEGINNING at a stake in Highway 138 (Mercer Jackson Road) at the northwest corner of the 4.8 acre tract conveyed by Ralph Pennington and wife to Joe E. Midyett and wife, by deed of record in Deed Book 233, page 246, in the Register's Office of Madison County, Tennessee, of which this tract is a part; runs said thence with said Highway 138 in a southeasterly direction to a point in Big Black

Madison County Assessor
Map 155 CP 3 PAR CP PR PR
Val 1,039,848.66 Date 12-16-11

Canal; runs thence in a southwesterly direction with said Canal to a point in the west line of said 4.8 acre tract; runs thence in a northerly direction with said west line to the point of beginning. (description from deed recorded at Book 501 Page 702)

Being the property conveyed to Charles E. Mulherin and James Mulherin and wife, Eleanor G. Mulherin by warranty deed dated April 24, 1990 and recorded on September 5, 1990 at 9:15 a.m. in Deed Book 501, Page 702, in the Register's Office of Madison County, Tennessee.

PARCEL No.2:

BEGINNING at a stake 4 poles south and 33 poles west of the northeast corner of entry #208 for a 1000 acres in the name of A. McPlabbaton on the north boundary of a 100 acre tract in the name of John Law; thence north 65-2/3 poles to a stake in the south boundary line of an occupant entry in the name of Bingham; thence west 160 poles to a stake, white oak painters; thence south 83 poles to a stake, white oak and black oak pointers; thence east 84 poles to a stake, beech pointers; thence north 30 poles to a stake at gum tree; thence east 88 poles to the beginning, containing 75 acres, more or less.

BEGINNING at a cypress tree on the bank of Big Black Creek; runs thence north 43 poles to a stake; thence west 82 poles to a stake; thence south _____ poles to Big Black Creek; thence up said creek with its meanderings to the beginning, containing 36 acres, more or less, and being Tract No.3 in the division of lands between J. H. and C. F. Mulherin by proceedings and a decree of the County Court of Haywood County, Tennessee. (description from deed recorded at Book 244, Page 121)

Being the property conveyed to Charles E. Mulherin and James A. Mulherin, Jr. and Betty Lou Murchison by warranty deed dated January 31, 1969 and recorded on February 6, 1969 at 3:25 p.m. in Deed Book 248, Page 121, in the Register's Office of Madison County, Tennessee. See also, Quitclaim Deed from Betty Lou Murchison to Charles E. Mulherin of record in Deed Book 0711, Page 1321, Register's Office, Madison County, Tennessee.

PARCEL No. 3:

BEGINNING at J. T. and F. C. Mulherin's southeast corner in T. C. Rainey's west boundary line, runs thence west 5 degrees north 70 poles to a stake on Madison and Haywood County line; thence south with the County line 112 poles to a cypress tree; thence east 37 poles to the boundary line of Big Black Creek; thence up said creek with various meanderings to Ruth Mulherin's southwest corner; thence north with Ruth Mulherin's west boundary line 100 poles to the beginning, containing about 48 acres, more or less. description from deed recorded in Book 248 Page 119)

Being the property conveyed to Charles Earl Mulherin (1/2) and James A. Mulherin, Jr. and wife, Gay Mulherin(1/2) by warranty deed dated February 6, 1969 and recorded on February 6, 1969 at 3:15 p.m. in Deed Book 248, Page 119, in the Register's Office of Madison County, Tennessee.

PARCEL No.4:

BEGINNING on an iron stake in E. M. Midyett's Southwest corner and F. E. Mulherron's East boundary line, runs South with said Mulherron's East line 105-8/10 poles to a stake in Ruth A. Mulherron's North boundary line; runs thence East with Ruth A. Mulherron's North line 82 poles to a stake in J. W. Hundley's West boundary line; runs thence North with the said Hundley's and Ruth A. Mulherron's West line 122-6/10 poles, more or less, to the stake in Doc Hill's South boundary line; runs thence West with said Doc Hill's South line 13 poles to an iron stake near the Estanaula and Jackson Road, said iron stake being on or near where Doc Hill and E. M. Midyett corner; runs thence South with said Midyett's line 77-1/4 degrees West, 72-112 poles to the beginning, containing 50 acres, more or less. (description from deed recorded in Book 225, Page 679) Being the property conveyed to James A. Mulherin, Jr. and Charles Eark Mulherin by warranty deed dated

December 21, 1965 and recorded on December 22, 1965 at 4:00 p.m. in Deed Book 225, Page 679, in the Register's Office of Madison County, Tennessee.

PARCEL No. 5:

Bounded on the north by Mulheron, Canivan and Rainey; on the east by Rainey and Bondland; on the south by T. E. Mercer; and on the west by J. W. Hundley, Mulheron and Rainey. Beginning at a white oak and black oak pointers, and runs thence east 85.5 poles to a stake; thence north 26 poles; thence east to Big Black Creek; thence southwest with the Creek to a beech at the end of old levee; thence south 37-1/3 poles to the original line; thence west 47-3/10 poles to corner; thence north 68 poles; thence west 4.5 poles; thence north 37 poles to the beginning, containing 72 acres more or less. (description from deed recorded at Book 225, Page 460)

Being the property conveyed to Charles Earl Mulherin and James Albert Mulherin, Jr. by warranty deed dated December 9, 1965 and recorded on December 9, 1965 at 1:30 p.m. in Deed Book 225, Page 460, in the Register's Office of Madison County, Tennessee.

Map 137 Parcel 15.00

Lying and being in the Second Civil District of Madison County, Tennessee, and more particularly described as follows, to wit:

TRACT NO.1: BEGINNING at a stake in the center of the Estaunaula road and runs thence north 38 degrees west 148 poles and 14 links to an oak tree with oak pointers; thence north 10 poles and 17 links to a stake with white oak pointers; thence east 165 poles and 20 links to a stake; thence South 16 poles and 10 links to a stake; thence east 32 poles and 8 links to the center of the Estaunaula road; thence in a southwesterly direction with said road to the beginning corner; containing 100 acres, more or less.

TRACT NO.2: BEGINNING at a stake dogwood and maple pointers near the Estaunaula and Denmark road; runs thence in a northerly direction from the house formerly occupied by Daniel Smith at about 25 degrees north of west 152 poles to a stake, black oak and white oak pointers, thence 9 poles to a stake, white and black oak pointers; thence west 52 poles to the dividing line between Madison and Haywood Counties, white and black oak pointers, thence south 126 poles to a stake; White and black oak pointers; thence east 54 poles to an elm, thence south 26 poles to a stake; thence east 66 poles to the beginning, containing 79 acres, more or less. (description from deed recorded in Book 338, Page 431)

TRACT NO.3: Bounded on the north by the Rainey lands, on the South by Ruth Mulherron, on the East by Tom Canovan, and on the west by the Estaunaula road, containing 97 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE a 7.35 acre tract conveyed to Mark Ferguson and wife, Karen Paige Ferguson by deed of record in Deed Book 583, Page 35, in the Register's Office of Madison County, Tennessee.

Being the remainder of the property conveyed to Charles E. Mulherin and James Mulherin by warranty deed dated July 21, 1976 and recorded on January 14, 1977 at 3:35 p.m. in Deed Book 338, Page 431, in the Register's Office of Madison County, Tennessee.

Map 138, Parcel 24.00

Lying and being in the Second Civil District of Madison County, Tennessee, and more particularly described as follows, to wit:

TRACT 1: Containing 225 acres, bounded on the North by the lands of Albert G. Baety, bounded on the East by the lands of Baety and Miles C. Hays, bounded on the South by the lands of Miles C. Hays, and bounded on the West by T. C. Rainy, Jr., and Mercer Davis Company.

TRACT 2: Containing 26-10/160 acres on the West side of Black Creek, a part of the old Reid Mill tract, beginning at a stake on said Creek

where said J. W. Snipes East boundary line crosses said creek, runs thence North 82 poles to a sugar tree, said J. W. Snipes corner, thence East 80 poles to a stake on said Big Black Creek, thence down said creek with its meanderings 142 poles to the beginning.

TRACT 3: Beginning on J. W. Snipes Northeast corner in T. C. Rainy, Sr.'s South boundary line, runs with said line East 9 poles and about 12 feet to T. C. Rainy's Southeast corner on Miss Vie Baety's West boundary line, thence South about 30 poles with said Baety's line to a stake on J. W. Snipes North boundary line; thence West 9 poles and about 12 feet to a stake, thence North with J. W. Snipes line about 30 poles to the beginning. (description from deed recorded in Book 279, Page 285) INCLUDED IN THE ABOVE DESCRIBED LANDS is 1-1/2 acres reserved for graveyard which is hereby excluded from this conveyance.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS A 7.35 ACRE TRACT CONVEYED TO MARK FERGUSON AND KAREN PAIGE FERGUSON BY WARRANTY DEED RECORDED IN DEED BOOK 583 PAGE 35 IN THE REGISTER'S OFFICE OF MADISON COUNTY, TENNESSEE (THIS 7.35 ACRE TRACT CONTAINS A PORTION OF PARCEL 24.00)

Being the remainder of the property conveyed to Charles E. Mulherin by warranty deed recorded in Deed Book 279, Page 285, in the Register's Office of Madison County, Tennessee.

WHEREAS, said real estate was by me accordingly sold, and the said GAY MULHERIN, one-third (1/3) interest, JASON MULHERIN, one-third (1/3) interest, and HOLLY MULHERIN FARROW, one-third (1/3) interest, equal tenants in common, became the purchasers, and said sale was duly ratified and confirmed by said Court on the 16th day of December, 2011, by Order entered in Minute Book 434, Page _____, and all the right, title and interest of all the parties to said suit was divested out of them and vested in the said GAY MULHERIN, one-third (1/3) interest, JASON MULHERIN, one-third (1/3) interest, and HOLLY MULHERIN FARROW, one-third (1/3) interest, equal tenants in common; and

WHEREAS, I was by said decree authorized and directed to execute and deliver a deed conveying to the said GAY MULHERIN, JASON MULHERIN and HOLLY MULHERIN FARROW, all the right, title and estate of all the parties to this suit in and to said tract of real estate.

NOW, THEREFORE, in consideration of the premises, and the sum of One Million Nine Hundred Ninety Five Thousand and 00/100 (\$1,995,000.00) Dollars, to me paid by GAY MULHERIN, JASON MULHERIN and HOLLY MULHERIN FARROW, I, PAM CARTER, CLERK AND MASTER OF THE CHANCERY COURT OF MADISON COUNTY, TENNESSEE, by virtue of the power and authority conferred upon me by said Decree, do by this Deed, grant, convey and confirm unto the said GAY MULHERIN, one-third (1/3) interest, JASON MULHERIN, one-third (1/3) interest, and HOLLY MULHERIN FARROW, one-third (1/3) interest, as equal tenants in common, their

heirs and assigns, forever, all the right, title and interest of all
the parties to said suit, in and to said tract of real estate with
the appurtenances thereupon belonging, as an indefeasible inheritance
in fee simple forever.

WITNESS my hand and the Seal of said Court, this 16th day of
December, 2011.

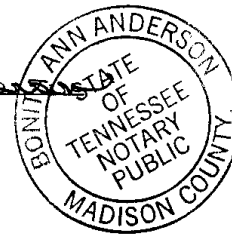
Pam Carter
PAM CARTER, Clerk and Master

STATE OF TENNESSEE)
) ss:
COUNTY OF MADISON)

On this 16 day of December, 2011, before me personally appeared
Pam Carter, Clerk and Master, to me known (or proved to me on the
basis of satisfactory evidence) to be the person described in and who
executed the foregoing instrument, and acknowledged that she executed
the same as her free act and deed.

WITNESS MY HAND, on the day and date above written.

My Commission Expires: January 23, 2013
Bonnie Anderson
Notary Public



BK/PG: D711/1323-1327
11014576

5 PGS : AL - DEED	
LINDA BATCH: 105000	12/22/2011 - 10:10 AM
VALUE	1039848.66
MORTGAGE TAX	0.00
TRANSFER TAX	3847.44
RECORDING FEE	25.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	3875.44

STATE OF TENNESSEE, MADISON COUNTY
LINDA WALDON
REGISTER OF DEEDS