

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is

\$ 5,000.00

Affirmed, subscribed and sworn to before me this 16 day of October, 1995

Notary Public
My Commission Expires: 03-03-98

This Instrument Was Prepared by
HOLMES, RICH & SIGLER
ATTORNEYS
P. O. BOX 1117
JACKSON, TENNESSEE 38302

Person or agency responsible for payment of taxes

(Name of person or agency)

(address of above party)

Property owner: MERCER GIN COMPANY
1679 HWY 138
Address: MERCER, TN 38392

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of the sum of One Hundred Dollars (\$100.00), cash in hand paid, and for other good, valuable and satisfactory considerations, the receipt of all of which is acknowledged, C.T. JONES GIN CO., INC., has this day bargained and sold and hereby transfers and conveys the following described real estate unto MERCER GIN, INC., being that certain lot or parcel of real estate lying and being in Madison County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin at the intersection of the northwest margin of Sterling Crossing Road (25 feet at right angles from centerline) and the west margin of Highway 138 (25 feet at right angles from centerline); thence with the northwest margin of Sterling Crossing Road South 42 degrees 14 minutes West a distance of 350 feet to an iron pin at the most southern southeast corner of Joe Midyett as recorded in Deed Book 323, page 283 in the Register's Office of Madison County, Tennessee; thence following a fence on an agreed on line North 43 degrees 51 minutes West a distance of 682.29 feet to an 8 inch cypress tree; thence continuing with said fence the following calls: North 43 degrees 16 minutes East a distance of 58.85 feet to a 16 inch cypress tree; thence north 62 degrees 19 minutes 30 seconds East a distance of 178.65 feet to a 4 inch maple tree; thence north 71 degrees 40 minutes East a distance of 173.16 feet to a post; thence north 62 degrees 16 minutes East a distance of 162.54 feet to an iron pin on the west margin of Highway 138; thence with the west margin of Highway 138 the following calls: South 13 degrees 18 minutes East a distance of 85.73 feet to a point; thence south 16 degrees 29 minutes East a distance of 187.84 feet to a point; thence south 29 degrees 37 minutes East a distance of 259.19 feet to the point of beginning. Containing 6.10 acres, as surveyed by David Hall Land Surveying Company, R.L.S. #943, located in the Second Civil District of Madison County, Tennessee.

Being a resurvey of the following parcels conveyed to grantor in Deed Book 556, page 665 and Tracts I and II described in Deed Book 556, page 667, in the Register's Office of Madison County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is a 27 foot by 54 foot parcel located on Highway 138 on the Madison County tax roll as Map 138, Parcel 26.01.

26.01 18.01
MADISON COUNTY
ASSESSOR'S OFFICE
MAP 138 GP PL
COMPLETE ☐ PARTIAL ☐
50.00 VALUE
Mercer Gin PROPERTY OWNER
MORTGAGEE
PH ASSESSOR
10/16/95 DATE OF WARRANTY DEED

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TO HAVE AND TO HOLD said property, together with the improvements thereon and the appurtenances thereunto belonging unto the said MERCER GIN, INC., its successors and assigns forever.

C.T. JONES GIN CO., INC. COVENANTS that it is lawfully seized and possessed of said property; that it has a good and lawful right to sell and convey the same; and that said property is free and unencumbered except for the 1995 Real Property Taxes which are to be prorated and assumed by the grantee herein.

C.T. JONES GIN CO., INC. FURTHER COVENANTS AND BINDS ITSELF, its representatives and assigns, to forever warrant and defend the title to said property, with the above exception, against the lawful claims of all persons whomsoever.

WITNESSED ITS NAME by its authorized representative on this the 16 day of October, 1995.

C.T. JONES GIN CO., INC.

BY: Mildred J. Boone

TITLE: President

STATE OF TENNESSEE

COUNTY OF MADISON

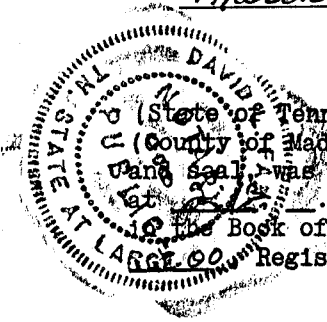
Before me, a Notary Public, within and for the State and County aforesaid, personally appeared Mildred J. Boone, with whom I am personally acquainted, and who acknowledged herself to be President of C.T. JONES GIN CO., INC., being authorized to do so by the maker, executed the foregoing instrument for the purpose therein contained as President of the corporation.

WITNESS MY HAND AND SEAL, at office, this 16 day of October, 1995.

Daniel L. Harr
NOTARY PUBLIC

My Commission Expires:

March 16, 1997



I, Curtis White, Register of said County, do hereby certify that the foregoing instrument, with Notary Public certificate and seal, was filed in my office for recording on the 26 day of Oct., 1995, at 2:12 P.M., and noted in Note Book 59, Page 409, and was duly recorded in the Book of Deeds, No. 557, Page 456. State taxes 18.50, Recording Register's fee 1.00, Total 27.50. Receipt No. 17248

Rosa Warren D.R.