

PERSON OR AGENCY RESPONSIBLE
FOR PAYMENT OF TAXES

Mark Ferguson
22 Sterling Rd
Jackson, TN 38392
Mercer

OWNER/ADDRESS:

Mark Ferguson
22 Sterling Rd
Mercer, TN 38392

PREPARED BY:
CHARLES PATTERSON, ATTY.
107 WEST MAIN STREET
JACKSON, TENNESSEE 38301

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of the sum of One Hundred (\$100.00) Dollars, cash in hand paid, and other good, valuable and satisfactory considerations receipt of which is hereby acknowledged, the undersigned, JAMES A. MULHERIN and CHARLES MULHERIN, have this day bargained and sold and do hereby transfer and convey unto MARK FERGUSON and wife, KAREN PAIGE FERGUSON, as tenants by the entirety, that certain lot or parcel of land lying and being in Madison County, Tennessee, and more particularly bounded and described as follows:

BEGINNING at an iron pin at the intersection of the east margin of Sterling Road (25 feet at right angles from centerline) and the northeast margin of Highway 138 (50 feet at right angles from centerline); thence with the east margin of Sterling Road North 15 degrees 55 minutes 15 seconds East a distance of 524.11 feet to a metal post at the southwest corner of Mark Ferguson as recorded in Deed Book 460 at page 803 in the Register's Office of Madison County, Tennessee; thence with Ferguson's south line and an interior south line of E. H. Foote, Jr. East a distance of 330 feet to an iron pin; thence South a distance of 478.50 feet to an iron pin at Foote's most southern southwest corner; thence with Foote's south line North 57 degrees 00 minutes East a distance of 8 feet to an iron pin; thence East a distance of 254.58 feet to a point in the centerline of a ditch; thence with said ditch and the west line of Bobby Couch South 39 degrees 27 minutes 33 seconds West a distance of 285.35 feet to a point; thence South 44 degrees 45 minutes 26 seconds West a distance of 222.74 feet to a point on the northeast margin of Highway 138; thence with the northeast margin of Highway 138 the following calls: North 32 degrees 54 minutes 28 seconds West a distance of 162.57 feet to a point; thence North 48 degrees 38 minutes West a distance of 140.20 feet to a point; thence North 61 degrees 17 minutes 50 seconds West a distance of 222.54 feet to the point of beginning. Containing 7.35 acres, as surveyed by David Hall Land Surveying Company, R.L.S. #943, on March 3, 1998.

138

24

12,000

3/13/98

BEING a portion of the real estate conveyed to the grantors herein by deed of record in Deed Book 279 at page 285 and Deed Book 338 at page 431 in the Register's Office of Madison County, Tennessee.

TO HAVE AND TO HOLD said lot or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging unto the said MARK FERGUSON and wife, KAREN PAIGE FERGUSON, as tenants by the entirety, their heirs and assigns forever.

GRANTORS COVENANT that they are lawfully seized and possessed of said lot or parcel of land; that they have a good and perfect right to sell and convey it, and that it is free and unencumbered except for (1) taxes for the year 1998 which are assumed by the Grantees as a part of the consideration for this sale and conveyance; and (2) Transmission Line Easement of record in the Register's Office of Madison County, Tennessee; and that with the foregoing exceptions the Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

I, ELEANOR GAY MULHERIN, wife of JAMES A. MULHERIN, hereby join in this conveyance for the purpose of releasing, transferring, quitclaiming and conveying any interest I may have in and to said property because of my marital rights.

WITNESS OUR HANDS this the 13th day of March, 1998.

James A. Mulherin
James A. Mulherin

Charles Mulherin
Charles Mulherin

Eleanor Gay Mulherin
Eleanor Gay Mulherin

STATE OF TENNESSEE)
COUNTY OF MADISON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, JAMES A. MULHERIN and wife, ELEANOR GAY MULHERIN, and CHARLES MULHERIN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and Official Seal on this the 13th day of March 1998.

My Commission Expires: 3-19-01

Jane A. Jolley
Notary Public

I, OR WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED WHICHEVER IS GREATER IS \$ 12,000-

Mark Ferguson
Affiant

Subscribed and sworn to before me this the 13th day of March, 1998.

Jane A. Jolley
Notary Public

My Commission Expires: 3-19-01

State of Tennessee, County of MADISON
Received for record the 16 day of
MARCH 1998 at 4:05 PM. (REC# 4746)
Recorded in Book D583 pages 35- 37
State Tax \$ 44.40 Clerks Fee \$ 1.00,
Recording \$ 12.00, Total \$ 57.40.
Register of Deeds CURTIS WHITE
Deputy Register LINDA WALDON