

This instrument was prepared by Billy C. Blow, Attorney II,
Department of Transportation, Box 429, Jackson, Tennessee.

WARRANTY DEED

Project: 57014-2209-94, BRS-138(2) County: Madison Tract: 2

KNOW ALL MEN BY THESE PRESENTS, That I/we,

James Mulherin and Charles E. Mulherin

have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee the land and/or land rights, more particularly described as follows:

Located in the 2nd Civil District of Madison County, Tennessee.

ACQUISITION

Beginning at a point on the present west right-of-way line of S.R. 138, 22 feet more or less right of P.L. Centerline Sta. 10 + 07 more or less; thence along the subject's south property line South 59 degrees 12 minutes 31 seconds West 75.89 feet to a point on the proposed right-of-way line; thence along said proposed right-of-way as follows: North 13 degrees 40 minutes 56 seconds West 234.55 feet to a point 30 feet left of P.L. Centerline Sta. 12 + 30; thence North 43 degrees 02 minutes 18 seconds West 134.13 feet to a point 40 feet left of P.L. Centerline Sta. 13 + 75; thence North 02 degrees 28 minutes 58 seconds West 28.28 feet to a point on the present right-of-way line 20 feet left of P.L. Centerline Sta. 13 + 95; thence along said present right-of-way as follows: South 47 degrees 28 minutes 58 seconds East 99.25 feet to a point; thence southerly in a circular curve to the right with a radius of 457.46 feet and an arc distance of 264.62 feet to a point; thence South 14 degrees 20 minutes 24 seconds East 25.16 feet to the point of beginning and containing 0.400 acres more or less.

The above-described property is hereby conveyed in fee simple.

The grantors acquired title to said land under deed of record in Deed Books 279, 464, Pages 285, 916, in the Register's Office of Madison County, Tennessee. Map 138, Parcel 24.

The consideration mentioned herein includes payment for all property rights taken, also payment for any and all incidental damages to the remainder compensable under eminent domain.

MADISON COUNTY
ASSESSOR'S OFFICE
MAP 138 GP 24 PL 24
COMPLETE ☐ PARTIAL ☒
1000 VALUE
State PROPERTY OWNER
RH MULTIPLE
1-8-91 DATE OF WARRANTY DEED

082-100-73

This conveyance is made in consideration of One thousand dollars and 00/100

(\$ 1,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, except as may be specified otherwise herein, to the said State of Tennessee. I/we do covenant with the said State of Tennessee that I am/we are lawfully seized and possessed of said land in fee simple, have a right to convey it and the same is unencumbered.

And I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said land to the said State of Tennessee against the lawful claims of all persons whomsoever.

Witness my/our hand(s), this 8th day of Jan, 1991.

James Mulherin
Charles E. Mulherin

STATE OF TENNESSEE, Madison COUNTY

Personally appeared before me, A. G. Hayes, a Notary Public
in and for said County and State, the within named James Mulherin and
Charles E. Mulherin

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at JACKSON
Tennessee, this 8th day of JANUARY, 1991

My Commission expires:

Jan. 14, 1991

A. G. Hayes Notary Public

(State of Tennessee) I, Curtis White, Register of said County do hereby
(County of Madison) certify that the foregoing instrument, with Notary
Public certificate and seal thereon, was filed in my office for registration
on the 6 day of May 1991 at 9:50 M., and noted in Note Book 34
Page 309 and was duly recorded this day, in Book of Deeds No. 507 Page 519
State Taxes _____ Register's Fee _____ Recording 8.00 Total _____ Receipt
No. _____

BOOK 507 PAGE 520

Linda Walden D.R.

89008