

Real Property Tax Responsibility:

This Instrument Prepared By:

GLEN DALE and wife, MARDELL DALE
472 South Rochester
Indianapolis, IN 46241
Map 16, Parcel 21

Diana F. Monroe
Attorney at Law
Celina, TN 38551

This preparer makes no representation or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer and without her conducting a title search.

MAP 16 TRANSFERRED 21
G P
JOE F. MELTON
ASS. PROPERTY-APPROVED

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, we, JANELL BURRIS and JAMES NEESE, hereinafter called Grantors, have this day bargained and sold and do by these presents sell, transfer, and convey unto GLEN DALE and wife, MARDELL DALE, hereinafter called Grantees, their heirs and assigns, that certain tract of land situated in the 3rd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

BEGINNING on a set rock at a fence corner at the South r.o.w. of Fletcher Ridge Road, the Northwest corner of this tract, and a point in the boundary of a tract of land belonging to Claudene Crowe; thence leaving the line of Crowe, and with the South r.o.w. of the road and a fenceline, South 85 degrees, 04', 03" East 123.90 feet to a 12" walnut; thence South 76 degrees 22', 38" East 140.73 feet to a wooden fencepost; thence South 68 degrees, 01', 40" East 64.02 feet to a point at the r.o.w., being also a point in the boundary of a tract of land belonging to Eddie Daniels; thence leaving the r.o.w., and with the line of Daniels and continuing with the fenceline, South 35 degrees, 48', 30" East 43.97 feet to an 8" hickory; thence South 37 degrees, 52', 45" East 90.02 feet to a wooden fencepost; thence South 53 degrees, 10', 40" East 114.06 feet to a set rock in the fence, the eastermost point in the boundary of this tract, and a point in the boundary of a tract of land belonging to Willie Grogan; thence leaving the line of Daniels, and with the line of Grogan and continuing with the fenceline, South 57 degrees, 42', 54" West 167.33 feet to a wooden fencepost, being also a point in the boundary of a tract of land belonging to E. J. Conrad; thence leaving the line of Daniels, and with the line of Conrad and continuing with the fenceline, South 49 degrees, 27', 30" West 176.49 feet to an 8" hickory; thence South 53 degrees, 02', 46" West 208.18 feet to a 24" hickory; thence South 49 degrees, 32', 53" West 106.36 feet to a 12" white oak; thence South 74 degrees, 19', 20" West 41.34 feet to a 10" maple; thence South 56 degrees, 17', 26" West 75.31 feet to an 8" gum, the

southermost point in the boundary of a tract, and a point in the boundary of a tract of land belonging to Lenore Daniels; thence leaving the line of Conrad, and with the line of Daniels and continuing with the fenceline, North 23 degrees, 42', 33" East 40.76 feet to a wooden fencepost; thence North 24 degrees, 52', 55" East 165.57 feet to a 24" maple; thence North 3 degrees, 25', 17" West 192.64 feet to an 18" stump; thence North 25 degrees 06', 47" West 68.00 feet to a wooden fencepost; thence with the line of Daniels and also the aforementioned tract of land belonging to Claudene Crowe, respectively, a partially-fenced line crossing a gravel road, North 18 degrees, 07', 13" East 184.07 feet to a point in an old fenceline, being a point in Crowe's East property line; thence with the line of Crowe and the old fenceline North 21 degrees, 26', 08" East 83.48 feet to the point of beginning, containing 4.7917 acres, as surveyed by William S. Williford, R.L.S. 1689.

AND BEING THE SAME lands conveyed to Janell Burris and James Neese, by Warranty Deed, from Christine Capps, et. al., dated September 27, 1994, and recorded at Deed Book 60, page 673-676, Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said lands to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness our hands on this the 3rd day of June, 1995.

Janell Burris
JANELL BURRIS

James Neese
JAMES NEESE

STATE OF TENNESSEE

COUNTY OF CLAY

Personally appeared before me, the undersigned authority in and for said County and State, the within named JANELL BURRIS, the grantor, with whom I am personally acquainted and who acknowledged that she executed the foregoing deed for the purposes therein contained.

Witness my hand and seal this the 3rd day of June, 1995.



Diana M. Mena
Notary Public

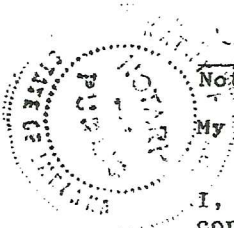
My Comm. Expires: 11-13-96

INDIANA
STATE OF TENNESSEE

COUNTY OF Morgan

Personally appeared before me, the undersigned authority in and for said County and State, the within named JAMES NEESE, the grantor, with whom I am personally acquainted and who acknowledged that he executed the foregoing deed for the purposes therein contained.

Witness my hand and seal this the 5th day of June, 1995.



Kassy P. Pace
Notary Public

My Comm. Expires: August 8, 1996

I, or we swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$14,000.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Alan Dale
Affiant

Sworn to and subscribed to before me this 12 day of June, 1995.



Ray Frazee
Notary Public
My Commission Expires: 2-10-1996

STATE OF TENNESSEE
COUNTY OF CLAY

Received for record on the 12th day of June, 1995 at 12:30 P.M. and Recorded in Volume 62 of Deeds on page 121-123, Noted Note Book No. 9, Page 295
Ray Frazee, Register
By _____, D. R.

CLAY COUNTY, TENNESSEE

State Tax on Transfers and Mortgages (Item S, General Revenue Act)

Transfer Tax \$ 51.80

Mortgage Tax _____

Clerk's Fee 13.10

Total Paid 64.90

Receipt No. 1996

Received by QJ

Date 6-12-1995