

This instrument was prepared by Kelly R. Williams, based on information furnished. Unless a separate signed document is provided by preparer, no representation is made as to the accuracy of the description or the status of the title of the said property.

AFTER BEING PROPERLY EXECUTED, THIS DEED MUST BE IMMEDIATELY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF THE COUNTY OR COUNTIES WHERE THE PROPERTY IS LOCATED.

THIS INSTRUMENT PREPARED BY:  
KELLY R. WILLIAMS  
ATTORNEY AT LAW  
P.O. BOX 608  
LIVINGSTON, TN 38570

**QUIT-CLAIM DEED**

For TEN (\$10.00) DOLLARS, good and valuable consideration, I, NORMA DEMPSEY Grantor, do hereby convey to RODNEY DEMPSEY, Grantee, his heirs and assigns, all of her rights, titles and interests, in the hereinafter described real property:

Tract I:

Being in the Eleventh (11<sup>th</sup>) Civil District of Overton County, BEGINNING on a hickory tree in R.E. Franklin line running thence westwardly with said Franklin line to the Government line not now established; Thence Southwardly with Government line up said lake and also Myre Branch to the Sevier line; thence Northwardly with said line to the BEGINNING, and containing 28 acres more or less.

TRACT II:

Being in the Eleventh (11<sup>th</sup>) Civil District of Overton County, BEGINNING on a stone in Oren Story's line; thence Northwardly a straight line to Oren and O.R. Story's Corner; thence Westwardly a straight line with O.R. Story's line to the U.S. Government line; thence Southwardly a straight line with U.S. Government to a beech tree and set stone in Government line, also a straight line with Dorma Garrett's line to the BEGINNING, corner, and containing 6 acres, more or less.

RUTH E. BAUM HEREIN RETAINS A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED PROPERTY.

Also see Probate Minute Book 13, at page 71 for the Order of Probate on the Jerry C. Bilbrey Will, same in the Probate Court Clerk's Office.

The previous and last conveyance being a Warranty Deed, from Ruth E. Baum, surviving tenant by the entirety of Adolph Baum, who died intestate on the 13<sup>th</sup> day of April, 1995 to Rodney Dempsey et ux Norma Dempsey, recorded in Warranty Deed Book 31, pages, 246-247.

MKR 14 GP PARCEL 19.00  
NIC SPLIT *all*  
CARA BOONE  
ASSESSOR OF PROPERTY  
OVERTON COUNTY  
LIVINGSTON, TN 38570

THE GRANTORS WARRANT THAT THE TWO ABOVE DESCRIBED TRACTS ARE CONTIGUOUS AND THAT NO PROPERTY LIES BETWEEN SAID TRACTS.

The previous and last conveyance being a Warranty Deed, from Ruth E. Baum, surviving tenant by the entirety of Adolph Baum, who died intestate on the 13<sup>th</sup> day of April, 1995 to Rodney Dempsey et us Norma Dempsey, recorded in Record Book 31, pages, 246-247.

IN WITNESS WHEREOF, this instrument is hereby executed this 10 day of January, 2018

*Norma Lyle Dempsey*  
\_\_\_\_\_  
NORMA DEMPSEY, GRANTOR

STATE OF TENNESSEE  
COUNTY OF OVERTON

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State the within named NORMA DEMPSEY the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office on this 10 day of January, 2018.



*Kelly R. Willott*  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-22-2018

SEND TAX NOTICES TO:

\_\_\_\_\_  
*Same*  
\_\_\_\_\_

Franklin D. "Peck" Smith, Register  
Overton County  
Rec #: 39597  
Rec'd: 10.00 Instrument #: 53776  
State: 0.00 Recorded  
Clerk: 0.00 1/10/2018 at 2:44 PM  
Other: 2.00 in Record Book  
Total: 12.00 186  
Pgs 562-563

**WARRANTY DEED**

*Map 14 parcel 19.00  
JK*

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, I, RUTH E. BAUM, surviving tenant by the entirety of Adolph Baum, who died intestate on the 13 day of April, 1995, hereinafter referred to as Grantor, have this day bargained and sold and by these presents do transfer and convey unto RODNEY DEMPSEY ET UX NORMA DEMPSEY, hereinafter referred to as Grantees, their heirs, successors or assigns a certain tract or parcel of land lying and being in the Eleventh (11th) Civil District of Overton County, Tennessee, and being more particularly described as follows, to-wit:

TRACT NO. I: BEING in the Eleventh (11<sup>th</sup>) Civil District of Overton County, BEGINNING on a hickory tree in R. E. Franklin's line; running thence Westwardly with said Franklin line to the Government line not now established; Thence Southwardly with Government line up said lake and Also Myre Branch to the Sevier line; thence Northwardly With said line to the BEGINNING, and containing 28 acres, More or less.

TRACT II: BEING in the Eleventh (11<sup>th</sup>) Civil District of Overton County, BEGINNING on a stone in Oren Story's line; Thence Northwardly a straight line to Oren and O.R. Story's Corner, thence Westwardly a straight line with O. R. Story's Line to the U.S. Government line; thence Southwardly a Straight line with U.S. Government to a beech tree and set Stone in Government line, also a straight line with Dorma Garrett's line to the BEGINNING corner, and containing 6 Acres, more or less.

THE GRANTOR HEREIN RETAINS A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED PROPERTY.

The previous and last conveyance being a Deed which was Duly recorded in the Register's Office for Overton County, Tennessee, in Warranty Deed Book 199, at page 336.

Also see Probate Minute Book 13, at Page 71 for the Order Of Probate on the Jerry C. Bilbrey Will, same in the Probate Court Clerk's Office.

THE GRANTORS WARRANT THAT THE TWO ABOVE DESCRIBED TRACTS ARE CONTIGUOUS AND THAT NO PROPERTY LIES BETWEEN SAID TRACTS.

The previous and last conveyance being a Warranty Deed From J. W. Nelms, Executor of the Estate of Jerry C. Bilbrey; Cindy Bilbrey Looper; and Joyce F. Bilbrey to Adolph W. Baum and wife, Ruth E. Baum, dated the 16<sup>th</sup> day of February, 1981, and recorded the 16<sup>th</sup> day of February, 1981, in Warranty Deed Book 204, at Page 693, in the Register's Office of Overton 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, successors or assigns forever. And I do covenant with the said Grantees, their heirs, successors or assigns that I am lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said land to the said Grantees, their heirs, successors or assigns against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 29<sup>th</sup> day of January 2007.

Ruth Baum  
RUTH E. BAUM

STATE OF TENNESSEE  
COUNTY OF OVERTON

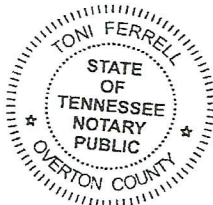
Personally appeared before me the undersigned authority a Notary Public in and for said County and State the within named RUTH E. BAUM with whom I am acquainted and who acknowledged that she executed the foregoing for the purposes therein contained.

Sworn to and subscribed before me this the 29<sup>th</sup> day of January 2007.

Toni Ferrell  
NOTARY PUBLIC

COMMISSION:

05/02/09



or We, hereby swear or affirm that consideration for this transfer of ~~the~~ property, which ever is greater \$20,000, which amount is equal or less than the amount which the property transferred would command at a fair and voluntary sale.

Rockney Dempsey  
Franklin D. Smith

Franklin D. "Peck" Smith, Register  
Overton County

Rec #: 6463  
Rec'd: 10.00      Instrument #: 8951  
State: 74.00      Recorded  
Clerk: 1.00      3/9/2007 at 10:07 AM  
EDP: 2.00      in Record Book  
Total: 87.00      31  
Pgs 246-247