

This Instrument Prepared By: James D. White, Jr.  
Attorney at Law  
101 Green Street  
Celina, Tennessee 38551

The preparer makes no representations 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.

-----  
-----  
RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Mike McClain, et al. Address: P.O. Box 446  
City: Celina State: TN Zip: 38551  
Map: \_\_\_\_\_ Parcel: \_\_\_\_\_

-----  
-----  
WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged, we, STEPHEN WHITE, ANTHONY WHITE, MONICA DAVIS and PAULINE SMITH, being the sole surviving heirs at law of Maria White, deceased, hereinafter called Grantors, have this day bargained and sold and do by these presents sell, transfer and convey unto MIKE MCCLAIN and JAMES D. WHITE, JR., hereinafter called Grantees, their heirs and assigns, that certain tract or parcel of land situated, lying and being in the 2nd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

Beginning on a new 1/2" pipe set at the north r.o.w. of Tennessee Highway 52, the southernmost point in the boundary of the tract of land herein described, a point in the boundary of a tract of land belonging to Latisha Denton (Deed Book 74, page 635), and a point in the outer perimeter of the parent tract; Thence leaving the r.o.w., and with Denton's east boundary, North 37 degrees, 00 minutes, 05 seconds West 249.69 feet to a new 1/2" pipe, the westernmost point in the boundary of the tract of land herein described; Thence leaving the line of Denton, and severing the parent tract, North 57 degrees, 30 minutes, 06 seconds East 175 feet to a new 1/2" pipe, the northernmost point in the boundary of the tract of land herein described; Thence further severing the parent tract South 37 degrees, 00 minutes, 05 seconds East 249.69 feet to a new 1/2" pipe set at the north r.o.w. of Tennessee Highway 52, the easternmost point in the boundary of the tract of land herein described, and a point in the boundary of the parent tract; Thence with the north r.o.w. of the Highway South 57 degrees, 30 minutes, 06 seconds West 175.00 feet to the point beginning, containing 1.00 acre as surveyed by Carlen J. Wiggins, R.L.S. 70, plat dated October 2, 2002.

And being a portion of the lands conveyed to Arlie Ray White and wife, Maria White, and James Dale White and wife, Lillian White, by warranty deed from Guy White and wife, Mae White, dated July 17, 1972, and recorded in Deed Book

MAP 22 TRANSFERRED  
9 CM 22 p 16-10  
ANGIE EADS  
ASSESSOR OF PROPERTY APPROVED

23, pages 431-432, Register's Office of Clay County, Tennessee; and being the same lands wherein James Dale White and wife, Lillian White, conveyed their undivided one-half (1/2) interest to Arlie Ray White and wife, Maria White, by warranty deed dated February 27, 1974, and recorded in Deed Book 27, pages 54-56, Register's Office of Clay County, Tennessee.

Maria White was predeceased by her husband, Arlie Ray White, and is survived by her children, Steve White, Tony White, Monica Davis and Paula Smith, as her sole surviving heirs at law.

TO HAVE AND TO HOLD 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 land 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 3 day of November, 2023.

Steve White  
STEPHEN WHITE

Anthony White  
ANTHONY WHITE

Monica Davis  
MONICA DAVIS

Pauline Smith  
PAULINE SMITH

STATE OF TN

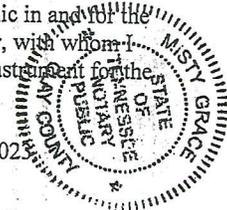
COUNTY OF Clay

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

Witness my hand and official seal this 3 day of November, 2023.

Misty Grace  
NOTARY PUBLIC

My Commission Expires: 8/26/2025



STATE OF TN

COUNTY OF Clay

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

Witness my hand and official seal this 3 day of November, 2023

Misty Grace  
NOTARY PUBLIC

My Commission Expires: 8/26/2025



STATE OF TN

COUNTY OF Clay

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named MONICA DAVIS, the bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of November, 2023

Misty Grace  
NOTARY PUBLIC

My Commission Expires: 8/26/2025



STATE OF TN

COUNTY OF Clay

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named PAULINE SMITH, the bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of November, 2023

Misty Grace  
NOTARY PUBLIC

My Commission Expires: 8/26/2025



I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 100,000, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Misty Grace  
AFFIANT

Sworn to and subscribed to before me this 0 day of November 2023.

Brenda Browning Logister  
NOTARY PUBLIC

My Commission Expires: 8/31/2026



BK/PG: WD124/502-505  
**23001402**

|                          |           |
|--------------------------|-----------|
| 4 PGS:AL-WARRANTY DEED   |           |
| BRENDA BATCH: 25994      |           |
| 11/06/2023 - 02:16:30 PM |           |
| VALUE                    | 100000.00 |
| MORTGAGE TAX             | 0.00      |
| TRANSFER TAX             | 370.00    |
| RECORDING FEE            | 20.00     |
| DP FEE                   | 2.00      |
| REGISTER'S FEE           | 1.00      |
| TOTAL AMOUNT             | 393.00    |

STATE OF TENNESSEE, CLAY COUNTY  
**BRENDA BROWNING**  
REGISTER OF DEEDS