

Real Property Tax Responsibility:

Anthony S. Ferguson

276 Scheley Road  
Gainesboro, TN 38562

TRANSFERRED  
MAP# PAR# C O R S

52 JUN 27 2014

This Instrument Prepared By:

Lee G. Richardson

Attorney at Law

Gainesboro, TN 38562

*Henry Bowen*  
**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Twenty-Four Thousand Nine Hundred (\$24,900.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **JAMES E. SMITH**, hereinafter called Grantor, have this day bargained and sold and by these presents do sell, transfer and convey unto **ANTHONY S. FERGUSON**, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated in the First (1<sup>st</sup>) Civil District of Jackson County, Tennessee, and more particularly described as follows, to wit:

Being Tax Map \_\_\_\_\_, Parcel \_\_\_\_\_, according to the Tax Assessor's Office, Jackson County, Tennessee.

Beginning on a point at the east margin of Scheley Road, being the northwest corner of the tract of land herein described and being also a point in the outer perimeter of the parent tract; Thence leaving the road and severing the parent tract the following calls: South 71 degrees, 20 minutes, 00 seconds East 321.00 feet, South 28 degrees, 02 minutes, 00 seconds West 121.00 feet, South 59 degrees, 56 minutes, 00 seconds East 182.00 feet and South 33 degrees, 02 minutes, 00 seconds East 790.00 feet to a point in a fenceline in a hollow, being the easternmost point in the boundary of the tract of land herein described; Thence further severing the parent tract with the fence in the hollow South 64 degrees, 58 minutes, 00 seconds West 115.00 feet to a point in the fenceline, being the southernmost point in the boundary of the tract of land herein described; Thence leaving the fence and the hollow and further severing the parent tract North 35 degrees, 48 minutes, 00 seconds West 745.00 feet to a point in the center of a 40- foot wide ingress and egress easement; Thence further severing the parent tract with the center of the 40-foot wide easement the following calls: North 86 degrees, 37 minutes, 00 seconds West 51.00 feet, North 77 degrees, 15 minutes, 00 seconds West 126.00 feet and North 86 degrees, 59 minutes, 00 seconds West 205.00 feet to a point at the east margin of Scheley Road, being a point in the outer perimeter of the parent tract; Thence leaving the center of the easement and with the east margin of Scheley Road North 30 degrees, 49 minutes, 00 seconds East 90.00 feet and North 8 degrees, 33 minutes, 00 seconds East 288.00 feet to the point of beginning, containing 5.00+/- acres.

The previous and last conveyance being a portion of those lands acquired by Warranty Deed from J. M. Draper to James E. Smith recorded in Deed Book Y-1, page 493, in the Register's Office of Jackson County, Tennessee.

This conveyance is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

It is your responsibility to place this instrument of public record. Failure to do so immediately may adversely affect your title to this property or the priority of your interest.

Opinions of title, description or survey are not certified by this Deed.

THE DESCRIPTION WAS TAKEN FROM INFORMATION FURNISHED AND APPROVED BY THE PARTIES.

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever. And I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 27<sup>th</sup> day of June, 2014.

James E. Smith  
JAMES E. SMITH

**ACKNOWLEDGMENT BEFORE NOTARY PUBLIC**

STATE OF TENNESSEE )  
COUNTY OF JACKSON )

Personally appeared before me, the undersigned authority in and for said County and State, the within named **JAMES E. SMITH**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing deed for the purposes therein indicated.

Witness my hand and seal this the 27<sup>th</sup> day of June, 2014.  
Lisa Sullivan  
NOTARY PUBLIC

My Commission Expires: 12/28/16

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater is \$ 24,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Anthony S. Ferguson  
AFFIANT  
Subscribed and sworn to before me this the 27<sup>th</sup> day of June, 2014.  
Lisa Sullivan  
REGISTER or NOTARY PUBLIC

My Commission Expires: 12/28/16

BK/PG: 74/1635-1636

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7 PGS : AL - WARRANTY DEED	
KTM BATCH: 23886	
06/27/2014 - 03:08:53 PM	
VALUE	24900.00
MORTGAGE TAX	0.00
TRANSFER TAX	92.13
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	105.13

STATE OF TENNESSEE, JACKSON COUNTY  
**KIMBERLY JANE BARHAM**  
REGISTER OF DEEDS