

Real Property Tax Responsibility:
Samuel Jones and Nicolas Jones

TRANSFERRED
MAP# PAR# C O R S
025 17.00
OCT 28 2020

This Instrument Prepared By:
Lee G. Richardson
Attorney at Law
Gainesboro, TN 38562

Kalet Allen
ASSESSOR OF PROPERTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Thousand Five Hundred and Twenty (\$320,520.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, We, **ROGER DRAPER, DOW JUNIOR DRAPER and STEVE DRAPER**, hereinafter called Grantors, have this day bargained and sold and by these presents do sell, transfer and convey unto **SAMUEL JONES, a one half (1/2) undivided interest and NICOLAS JONES, a one half (1/2) undivided interest**, hereinafter called Grantees, their heirs and assigns, that certain tract or parcel of land situated in the Third (3rd) Civil District of Jackson County, Tennessee, and more particularly described as follows, to wit:

Being portion Tax Map 25, Parcel 17.00, Tax Assessor's Office, Jackson County, Tennessee, and more particularly described as follows:

Beginning on a 1/2" pipe at the intersection of the south r.o.w. of the Haydenburg Road and the center of the Old Davenport Road being the northern most point in the boundary of this tract and a point in the boundary of a tract of land belonging to Hugh D. Clark and Hugh W. Clark (Record Book 86, Page 608); Thence leaving the boundary of Clark and with the south r.o.w. of Haydenburg Road South 60 degrees, 27 minutes, 28 seconds East 615.53 feet to a 1/2" pipe at the south r.o.w. being a point in the boundary of a tract of land belonging to Marcello Timoti (Record Book 44, Page 707); Thence leaving the south r.o.w. of Haydenburg Road and with the boundary of Timoti South 2 degrees, 51 minutes, 00 seconds West 482.22 feet to a 1/2" pipe, thence North 86 degrees, 40 minutes, 00 seconds East 402.00 feet to a 1/2" pipe being a point in the boundary of a tract of land belonging to Patty E. Huffines Hackney (Deed Book A-3, Page 27); Thence leaving the boundary of Timoti and with the boundary of Hackney North 58 degrees, 15 minutes, 00 seconds East 337.50 feet to a 1/2" pipe, thence North 42 degrees, 48 minutes, 00 seconds West 420.00 feet to an auto axle at the south r.o.w. of Haydenburg Road and being a point in the boundary of a tract of land belonging to Jo Clark (Record Book 74, Page 288); Thence leaving the boundary of Hackney and the south r.o.w. of Haydenburg Road and with the boundary of Clark South 78 degrees, 00 minutes, 00 seconds East 115.50 feet to a 1/2"

pipe, thence South 68 degrees, 00 minutes, 00 seconds East 214.50 feet to a 1/2" pipe, thence South 64 degrees, 40 minutes, 46 seconds East 547.37 feet to a 1/2" pipe, thence South 64 degrees, 00 minutes, 00 seconds East 189.75 feet to a 1/2" pipe at a double walnut stump at the west edge of an old road being a point in the boundary of a tract of land belonging to Angela Wilkerson and Tony Sheperd (Record Book 44, Page 709); Thence leaving the boundary of Clark and with the boundary of Wikerson and Sheperd and with the center of the old road South 18 degrees, 36 minutes, 16 seconds West 196.65 feet, thence South 11 degrees, 12 minutes, 08 seconds West 239.02 feet, thence South 21 degrees, 14 minutes, 07 seconds East 65.04 feet, thence South 46 degrees, 02 minutes, 27 seconds East 100.10 feet to a 1/2" pipe in the center of the old road being a point in the boundary of a tract of land belonging to Jo Clark (Record Book 74, Page 288); Thence leaving the boundary of Wilkerson and Sheperd and the center of the old road and with the boundary of Clark South 74 degrees, 51 minutes, 57 seconds West 565.67 feet to a 1/2" pipe, thence South 81 degrees, 00 minutes, 00 seconds West 106.00 feet to a 1/2" pipe, thence South 4 degrees, 00 minutes, 00 seconds West 151.00 feet to a 1/2" pipe, thence South 11 degrees, 00 minutes, 00 seconds West 462.00 feet to a 1/2" pipe at the forks of the hollows, thence with the center of the hollow and continuing with the boundary of Clark South 46 degrees, 46 minutes, 15 seconds West 466.07 feet, thence South 28 degrees, 23 minutes, 42 seconds West 153.21 feet to a 4" elm at the forks of the hollows, thence South 0 degrees, 46 minutes, 35 seconds East 523.62 feet to a 1/2" pipe, thence South 15 degrees, 00 minutes, 00 seconds East 132.00 feet to a 22" oak at the end of a fenceline being a point in the boundary of a tract of land belonging to Hugh W. Clark (Deed Book X-3, Page 155); Thence leaving the boundary of Jo Clark and with the boundary of Hugh W. Clark and with the fenceline South 33 degrees, 04 minutes, 42 seconds West 376.11 feet to a 1/2" pipe in the fenceline, thence South 41 degrees, 17 minutes, 06 seconds West 218.47 feet to a 1/2" pipe in the center of a road, thence continuing with the boundary of Clark and with the center of the road South 88 degrees, 55 minutes, 24 seconds West 600.56 feet, thence South 65 degrees, 25 minutes, 25 seconds West 38.57 feet, thence South 47 degrees, 36 minutes, 10 seconds West 164.99 feet, thence South 32 degrees, 22 minutes, 59 seconds West 217.71 feet, thence South 17 degrees, 18 minutes, 37 seconds West 38.33 feet, thence South 6 degrees, 46 minutes, 50 seconds West 110.08 feet, thence South 7 degrees, 52 minutes, 14 seconds East 348.89 feet, thence South 3 degrees, 01 minutes, 56 seconds East 27.84 feet, thence South 3 degrees, 27 minutes, 07 seconds West 134.81 feet, thence South 10 degrees, 29 minutes, 24 seconds West 45.67 feet, thence South 20 degrees, 49 minutes, 39 seconds West 100.87 feet to a marked 30" oak, thence South 44 degrees, 34 minutes, 48 seconds East 211.30 feet, thence South 63 degrees, 28 minutes, 31 seconds East 42.33 feet, thence North 89 degrees, 51 minutes, 43 seconds East 66.36 feet, thence South 64 degrees, 43 minutes, 06 seconds East 78.94 feet, thence South 11 degrees, 02 minutes, 22 seconds West 323.11 feet, thence South 35 degrees, 55 minutes, 52 seconds West 243.05 feet to a point in the center of the road being a point in the boundary of a tract of land belonging to Nancy J. Delboy (Record Book 71, Page 813); Thence leaving the boundary of Clark and with the boundary of Delboy and continuing with the center of the road South 60 degrees, 12 minutes, 02 seconds West 98.15 feet, thence South 48 degrees, 16 minutes, 44 seconds West 114.15 feet, thence South 40 degrees, 32 minutes, 52 seconds West 255.18 feet, thence South 45 degrees, 31 minutes, 45 seconds West 90.50 feet, thence South 27 degrees, 56 minutes, 52 seconds West 113.00 feet, thence South 14 degrees, 10 minutes, 07 seconds West 83.28 feet, thence South 29

degrees, 19 minutes, 52 seconds West 112.42 feet, thence leaving the road South 20 degrees, 30 minutes, 04 seconds West 285.86 feet to a 1/2" pipe near the head of a drain being a point in the boundary of a tract of land belonging to Josh Crabtree (Record Book 60, Page 884); Thence leaving the boundary of Delboy and with the boundary of Crabtree North 59 degrees, 00 minutes, 00 seconds West 577.50 feet to a 5" maple in a fenceline being a point in the boundary of a tract of land belonging to Roger Draper, Junior Draper and Steve Draper; Thence leaving the boundary of Crabtree and with the boundary of the Draper brothers and with the fenceline North 9 degrees, 29 minutes, 04 seconds West 139.83 feet to a 3" sassafras, thence North 7 degrees, 14 minutes, 00 seconds West 76.00 feet to a fence corner, thence North 73 degrees, 05 minutes, 00 seconds West 182.00 feet to a fence corner, thence North 8 degrees, 24 minutes, 43 seconds West 463.98 feet to a fence corner, thence South 72 degrees, 43 minutes, 59 seconds West 250.69 feet, thence South 54 degrees, 15 minutes, 00 seconds West 239.00 feet to a 14" hickory, thence leaving the fenceline North 39 degrees, 11 minutes, 27 seconds West 180.21 feet to a double walnut on the north margin of Hazel Huffines Lane being a point in the boundary of a tract of land belonging to Jody and Julia Stidham (Record Book 77, Page 1416); Thence leaving the boundary of the Draper brothers and with the north margin of Hazel Huffines Lane and with the boundary of Stidham North 55 degrees, 18 minutes, 03 seconds East 271.66 feet a 1/2" pipe; Thence leaving the boundary of Stidham and with the center of Hazel Huffines Lane North 64 degrees, 40 minutes, 34 seconds East 287.27 feet, thence North 71 degrees, 50 minutes, 01 seconds East 50.93 feet, thence North 76 degrees, 22 minutes, 46 seconds East 70.88 feet, thence North 65 degrees, 30 minutes, 25 seconds East 28.73 feet, thence leaving the center of Hazel Huffines Lane and with the center of a 30 foot wide Ingress and Egress easement North 27 degrees, 37 minutes, 32 seconds East 87.37 feet, thence North 41 degrees, 19 minutes, 25 seconds East 81.51 feet, thence North 23 degrees, 52 minutes, 59 seconds East 60.95 feet, thence North 31 degrees, 28 minutes, 07 seconds East 112.45 feet, thence North 43 degrees, 34 minutes, 23 seconds East 141.44 feet, thence North 37 degrees, 26 minutes, 00 seconds East 251.56 feet, thence North 30 degrees, 01 minutes, 24 seconds East 69.55 feet, thence North 19 degrees, 20 minutes, 02 seconds East 54.83 feet, thence North 8 degrees, 01 minutes, 19 seconds East 312.66 feet, thence North 1 degrees, 57 minutes, 24 seconds East 80.10 feet, thence North 10 degrees, 02 minutes, 38 seconds East 42.04 feet, thence North 20 degrees, 02 minutes, 55 seconds East 136.68 feet, thence North 13 degrees, 37 minutes, 43 seconds East 147.07 feet, thence North 22 degrees, 55 minutes, 38 seconds East 89.10 feet, thence North 74 degrees, 50 minutes, 18 seconds East 49.24 feet, thence North 39 degrees, 09 minutes, 02 seconds East 42.92 feet, thence North 26 degrees, 43 minutes, 25 seconds East 185.20 feet, thence North 22 degrees, 42 minutes, 22 seconds East 220.60 feet; Thence leaving the center of the 30 foot wide Ingress and Egress easement and severing the property of the Draper brothers North 75 degrees, 05 minutes, 48 seconds West 794.63 feet to a point in the center of the Old Davenport Road being a point in the boundary of a tract of land belonging to Terry Meadows (Deed Book O-3, Page 696); Thence with the boundary of Meadows and with the center of the Old Davenport Road North 2 degrees, 38 minutes, 51 seconds East 190.83 feet, thence North 6 degrees, 43 minutes, 23 seconds East 159.06 feet, thence North 13 degrees, 07 minutes, 30 seconds East 104.50 feet, thence North 31 degrees, 07 minutes, 30 seconds East 112.78 feet, thence North 42 degrees, 25 minutes, 49 seconds East 110.21 feet, thence North 50 degrees, 27 minutes, 27 seconds East 177.80 feet, thence North 60 degrees, 50 minutes, 31 seconds East 44.14 feet,

thence North 59 degrees, 44 minutes, 21 seconds East 98.16 feet, thence North 47 degrees, 41 minutes, 33 seconds East 53.74 feet, thence North 31 degrees, 53 minutes, 58 seconds East 186.49 feet, thence North 14 degrees, 44 minutes, 53 seconds East 52.82 feet, thence North 23 degrees, 29 minutes, 40 seconds East 28.40 feet, thence North 50 degrees, 18 minutes, 24 seconds East 45.78 feet, thence North 36 degrees, 13 minutes, 57 seconds East 66.86 feet, thence North 46 degrees, 09 minutes, 13 seconds East 51.00 feet, thence North 55 degrees, 05 minutes, 19 seconds East 131.10 feet, thence North 36 degrees, 59 minutes, 40 seconds East 36.00 feet, thence North 34 degrees, 23 minutes, 04 seconds East 167.02 feet, thence North 32 degrees, 18 minutes, 37 seconds East 194.74 feet, thence North 27 degrees, 01 minutes, 38 seconds East 39.04 feet, thence North 13 degrees, 53 minutes, 46 seconds East 33.83 feet, thence North 10 degrees, 48 minutes, 31 seconds West 109.45 feet, thence North 16 degrees, 30 minutes, 33 seconds West 74.63 feet, thence North 30 degrees, 40 minutes, 42 seconds West 70.64 feet, thence North 8 degrees, 21 minutes, 03 seconds West 132.95 feet, thence North 1 degrees, 33 minutes, 15 seconds East 176.60 feet to a point in the center of the Old Davenport Road being a point in the boundary of a tract of land belonging to Corrynne Clements (Deed Book Z-1, Page 37); Thence leaving the boundary of Meadows and with the boundary of Clements and with the center of the Old Davenport Road North 17 degrees, 38 minutes, 18 seconds East 49.52 feet, thence North 16 degrees, 44 minutes, 26 seconds East 43.21 feet, thence North 0 degrees, 29 minutes, 13 seconds East 82.11 feet, thence North 17 degrees, 44 minutes, 32 seconds East 37.14 feet, thence North 30 degrees, 02 minutes, 48 seconds East 40.06 feet, thence North 42 degrees, 29 minutes, 35 seconds East 57.30 feet, thence North 30 degrees, 39 minutes, 35 seconds East 255.87 feet to a intersection of the roads being a point in the boundary of Hugh D. Clark and Hugh W. Clark (Record Book 86, Page 608); Thence leaving the boundary of Clements and with the boundary of Clark and continuing with the center of the Old Davenport Road North 47 degrees, 13 minutes, 23 seconds East 129.10 feet, thence North 39 degrees, 16 minutes, 48 seconds East 71.29 feet, thence North 62 degrees, 38 minutes, 26 seconds East 246.55 feet to the point of beginning, containing 213.68 Acres.

The previous and last conveyance being a portion of a Warranty Deed from Administrators of The estate of Hazel Huffines recorded in Record Book E-4, page 486, in the Register's Office of Jackson County, Tennessee.

2020 Property taxes are prorated.

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.

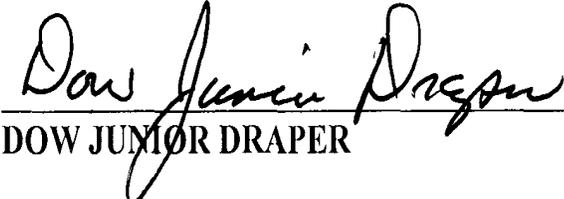
THE DESCRIPTION WAS TAKEN FROM INFORMATION FURNISHED AND APPROVED BY THE PARTIES.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said 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.

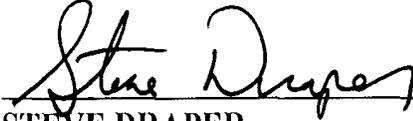
IN TESTIMONY WHEREOF, witness our hands on this the 21st day of October, 2020.



ROGER DRAPER



DOW JUNIOR DRAPER



STEVE DRAPER

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 **ROGER DRAPER, DOW JUNIOR DRAPER and STEVE DRAPER**, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing deed for the purposes therein contained.



Witness my hand and seal this the 21st day of October, 2020.

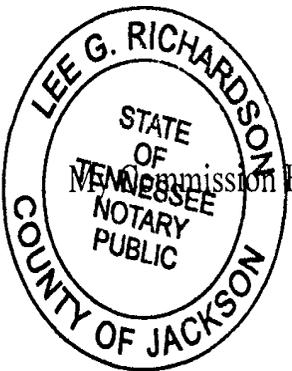
[Signature]
NOTARY PUBLIC

My Commission Expires: 1/29/22

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater is \$ 320,520.1, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

[Signature]
AFFIANT

Subscribed and sworn to before me this the 21st day of October, 2020.



[Signature]
REGISTER or NOTARY PUBLIC

My Commission Expires: 1/29/22

BK/PG: 99/467-472
20002039

6 PGS:AL-WARRANTY DEED	
KIM BATCH: 35816	10/28/2020 - 09:48:07 AM
VALUE	320520.00
MORTGAGE TAX	0.00
TRANSFER TAX	1185.92
RECORDING FEE	30.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1218.92

STATE OF TENNESSEE, JACKSON COUNTY
KIMBERLY BARHAM
REGISTER OF DEEDS