

Real Property Tax Responsibility:

Grover Lee Stafford

181 J. Phillips Ln

Gainesboro Tn 38562

TRANSFERRED

MAP#

PAR#

CORS

43

20.00

FEB 03 2022

This Instrument Prepared By:

Lee G. Richardson

Attorney at Law

Gainesboro, TN 38562

Kaleb Allen
WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **GROVER LEE STAFFORD, widower, with a life estate retained by me**, hereinafter called Grantor, have this day bargained and sold and by these presents do sell, transfer and convey unto **DONNY LEE STAFFORD and wife, TINA R. STAFFORD**, hereinafter called Grantees, their heirs and assigns, that certain tract or parcel of land situated in the First (1st) Civil District of Jackson County, Tennessee, and more particularly described as follows, to wit:

Being Tax Map 43, Parcel 20.00, according to the Tax Assessor's Office, Jackson County, Tennessee.

BEGINNING at a 6" pecan tree at the east margin of Free State Road, said pecan tree lying North 1 degrees, 50 minutes, 23 seconds West 52.53 feet from the northwest corner of a tract of land belonging to E.M. Dudney (Deed Book N-4, page 141), said pecan tree being the southwest corner of the tract of land herein described, and also the southwest corner of the parent tract; Thence with the east margin of the road North 2 degrees, 26 minutes, 13 seconds East 231.75 feet to a power pole, being the northwest corner of the tract of land herein described; Thence leaving the road and severing the parent tract South 87 degrees, 36 minutes, 19 seconds East 223.17 feet to a new iron pin, the northeast corner of the tract of land herein described; Thence further severing the parent tract South 6 degrees, 55 minutes, 21 seconds East 154.03 feet to a new iron pin, the southeast corner of the tract of land herein described; Thence further severing the parent tract South 79 degrees, 56 minutes, 38 seconds West 133.42 feet to a new iron pin and South 69 degrees, 01 minutes, 34 seconds West 128.54 feet to the point of beginning, containing 1.01 acres as surveyed by Carlen J. Wiggins, R.L.S. 70, plat dated April 12, 2006.

The previous and last conveyance of the Warranty Deed from John T. Dudney et ux and Larry Dudney et ux, recorded in Record Book 43, Page 788, in the Register's Office of Jackson County, Tennessee. Alice Stafford date of death January 12, 2021.

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 I do covenant with the said Grantees 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, except for my life estate. 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 and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 3rd day of February, 2022.

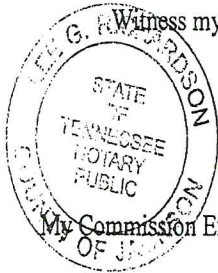

GROVER LEE STAFFORD

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 **GROVER LEE STAFFORD**, 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 contained.

Witness my hand and seal this the 3 day of February, 2022.



Lee G. Richardson
NOTARY PUBLIC

My Commission Expires: 11/21/25

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater is \$ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Grover Lee Stafford
AFFIANT

Subscribed and sworn to before me this the 3rd day of February, 2022.

Lee G. Richardson
REGISTER or NOTARY PUBLIC

My Commission Expires: 11/21/25



BK/PG: 106/811-813

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3 PGS:AL-WARRANTY DEED	
TAMMY BATCH: 39356	02/03/2022 - 09:33:05 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, JACKSON COUNTY
KIMBERLY BARHAM
REGISTER OF DEEDS