

TRANSFERRED
MAP# PAR# C O R S

26 JUL 02 2020 17:00

Lenny Bowman
ASSESSOR OF PROPERTY

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: James Murray Address: 2815 Bermuda Dunes Dr.
City: Missouri City State: TX Zip: 77459
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, I, KEVIN R. KELSO, hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer and convey unto JAMES MURRAY, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated, lying and being in the 13th Civil District of Jackson County, Tennessee, and more particularly described as follows, to-wit:

TRACT 1: BEGINNING on an oak, same being a corner to Early Smith's tract and situated on top of the hill North of Hensley Creek; running Northwestwardly to a fence and on with the fence to the public road leading from Haydenburg to Whitleyville; thence with the said public road Eastwardly to a small hill and over the hill to the fence again and on with the fence to a chestnut corner, same also being Early Smith's corner; thence Westwardly across the hollow to the beginning, containing by estimation Fifteen (15) acres, more or less, but sold by the boundary and not by the acre.

Included in but expressly EXCLUDED from the above described property are the following two (2) tracts of land:

1) Tract of land heretofore conveyed to Ed Sparks from Homer Lee by warranty deed dated January 4, 2008, and recorded in Record Book 51, pages 1071-1073, Register's Office of Jackson County, Tennessee, and more particularly described as follows, to-wit:

TRACT NO. ONE (1):

Beginning on a new iron pin at the south or east margin of Riley Creek Road, being the westernmost point in the boundary of the tract of land herein described and a point in the outer perimeter of the parent tract; Thence with the south or east margin of the road the following calls: North 30 degrees, 38 minutes, 41 seconds East 130.76 feet, North 33 degrees, 51 minutes, 20 seconds East 46.06 feet and North 41 degrees, 30 minutes, 35 seconds East 86.98 feet to a new iron pin, being the northernmost point in the boundary of the tract of land herein described; Thence leaving the road and severing the parent tract South 20 degrees, 49 minutes, 54 seconds East 217.13 feet to a new iron pin the easternmost point in the boundary of the tract of land herein

described; Thence further severing the parent tract South 27 degrees, 06 minutes, 39 seconds West 150.00 feet to a new iron pin and South 27 degrees, 06 minutes, 39 seconds West 38.52 feet to a new iron pin, being the southernmost point in the boundary of the tract of land herein described; Thence further severing the parent tract North 42 degrees, 22 minutes, 19 seconds West 209.61 feet to the point of beginning, containing 1.00 acre. Boundary description taken from a survey by Carlen J. Wiggins, Jr., R.L.S. 2323, plat dated October 19, 2007.

2) Tract of land heretofore conveyed to Ernest Brady from Homer Lee by warranty deed dated January 4, 2008, and recorded in Record Book 51, pages 1068-1070, Register's Office of Jackson County, Tennessee, and more particularly described as follows, to-wit:

TRACT NO. TWO (2):

Beginning on a new iron pin in the interior of the parent tract, said new iron pin being also a point in the west margin of a 30-foot easement and being further the northernmost point in the boundary of the tract of land herein described; Thence severing the parent tract South 51 degrees, 26 minutes, 46 seconds East passing the southeast corner of the easement at 58.91 feet, in all, 300.30 feet to a new iron pin; Thence further severing the parent tract South 59 degrees, 00 minutes, 58 seconds East 324.34 feet to a new iron pin, being the easternmost point in the boundary of the tract of land herein described, also a point in the boundary of a tract of land belonging to Ward Kemp et al and being further a point in the outer perimeter of the parent tract; Thence with the boundary of Kemp et al, South 42 degrees, 06 minutes, 27 seconds West 150.00 feet to a new iron pin, being the southernmost point in the boundary of the tract of land herein described; Thence leaving the boundary of Kemp et al and further severing the parent tract North 59 degrees, 32 minutes, 18 seconds West 300.32 feet to a new iron pin and North 50 degrees, 59 minutes, 46 seconds West 285.44 feet to a new iron pin, being the westernmost point in the boundary of the tract of land herein described; Thence further severing the parent tract North 27 degrees, 06 minutes, 39 seconds East 150.00 feet to the point of beginning, containing 2.06 acres. Boundary description taken from a survey by Carlen J. Wiggins, Jr., R.L.S. 2323, plat dated October 19, 2007.

INGRESS AND EGRESS

There is a 30-foot wide easement through a portion of the remaining lands of the parent tract allowing ingress and egress between Riley Creek Road and the above-described Tract 2, said easement being more particularly described as follows: Beginning on a new iron pin at the southwest corner of the easement herein described, being also the easternmost point in the boundary of Tract 1 and the northernmost point in the boundary of Tract 2; Thence leaving the boundary of Tract 2 and with the east boundary of Tract 1 North 20 degrees, 49 minutes, 54 seconds West 217.13 feet to a new iron pin at the south or east margin of Riley Creek Road; Thence leaving the boundary of Tract 1 and with the south or east margin of the road North 41 degrees, 30 minutes, 35 seconds East 33.87 feet; Thence leaving the road South 20 degrees, 49 minutes, 54 seconds East 283.55 feet to a point in the north boundary of Tract 2; thence with the north boundary of Tract 2 North 51 degrees, 26 minutes, 46 seconds West 58.91 feet to the point of beginning.

And being a portion of the lands conveyed to Kevin R. Kelso from Homer Lee by quitclaim deed dated May 28, 2014, and recorded in Record Book 74, pages 1039-1040, Register's Office of Jackson County, Tennessee.

Subject to the above described 30-foot wide easement for ingress and egress conveyed to Ernest Brady from Homer Lee in warranty deed dated January 4, 2008, and recorded in Record Book 51, pages 1068-1070, Register's Office of Jackson County, Tennessee.

TO HAVE AND TO HOLD 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 24 day of June, 2020.

Kevin R. Kelso
KEVIN R. KELSO

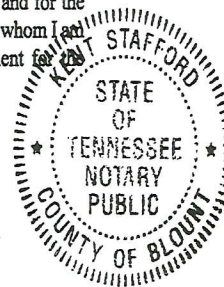
STATE OF TN
COUNTY OF BLOUNT

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named, KEVIN R. KELSO, the bargainor, 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 24 day of June, 2020.

W. Mark Stofkin
NOTARY PUBLIC

My Commission Expires: 7-30-22



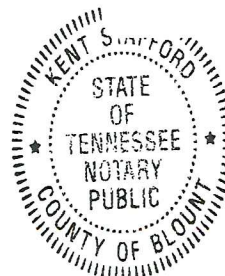
I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$13,000.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Misty Grace
AFFIANT

Sworn to and subscribed to before me this 24 day of June, 2020.

W. Mark Stofkin
NOTARY PUBLIC

My Commission Expires: 7-30-22



BK/PG: 97/1161-1163
20001181

3 PGS:AL-WARRANTY DEED	
TAMMY BATCH: 34953	07/02/2020 - 09:51:38 AM
VALUE	13000.00
MORTGAGE TAX	0.00
TRANSFER TAX	48.10
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	66.10

STATE OF TENNESSEE, JACKSON COUNTY
KIMBERLY BARHAM
REGISTER OF DEEDS