

This Instrument Prepared By: James D. White, Jr.
Attorney at Law
Route 3, Box 1
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: Donald D. Klein, et ux. Address: 4323 Wolfpaw Ln
City: Anderson State: IN Zip: 46013
Map: 33 Parcel: 31.00

MAP 33 G P 31.00/36
TRANSFERRED
JOE F. MELTON
WARRANTY DEED

ASS. OF PROPERTY ANTICIPATED

FOR AND IN CONSIDERATION of the sum of Nine Thousand Dollars (\$9,000.00), cash in hand paid, the receipt and adequacy of which is hereby acknowledged, we, BILLY J. KEY and wife, SHIRLEY D. KEY, REED KEY, NELL SMITH and BETTY SHERRELLS, all the heirs at law of Cordell Key, deceased, and wife, Rosie Key, deceased, hereinafter called Grantors, have this day bargained and sold and do by these presents sell, transfer and convey unto DONALD D. KLEIN and wife, KATHY M. KLEIN, hereinafter called Grantees, their heirs and assigns, that certain tract or parcel of land situated, lying and being in the 3rd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

BEGINNING on an iron pin in the line of the Dale Hollow Dam Project of the U.S. Government, and being tract corner number A 18-A-6 of the same, being also the Northwest corner of this tract, and the Southwest corner of a tract of land belonging to B.T. Anderson Heirs; thence leaving the line of the U.S. Government, and with the South boundary line of the Anderson Heirs, South 82 degrees, 37 minutes, 56 seconds East 792.39 feet to a steel pin at the West r.o.w. of Red Oak Ridge Road, the Northeast corner of this tract, and the Southeast corner of the Anderson Heirs' property; thence leaving the Anderson Heirs, and with the West r.o.w. of the road, South 6 degrees, 18 minutes, 05 seconds East 322.76 feet to a power pole at the r.o.w., South 2 degrees, 05 minutes, 10 seconds East 84.56 feet to a wooden post at the r.o.w., and South 10 degrees, 47 minutes, 34 seconds West 57.90 feet to an iron pin at the r.o.w., the Southeast corner of this tract, and the Northeast corner of a tract of land belonging to Billy Key; thence leaving the r.o.w., and with the line of Key, a fenceline, North 84 degrees, 16 minutes, 55 seconds West 350.00 feet to an iron pin, and South 13 degrees, 45 minutes, 58 seconds West 191.00 feet to an iron pin, the Southwest corner of Key's property, and a point in the North boundary of land belonging to Joey Anderson; thence leaving the line of Key, and with the line of Joey Anderson, North 86

degrees, 18 minutes, 50 seconds West 419.50 feet to a point in the aforementioned line of the U.S. Government, being the Southwest corner of this tract, and Joey Anderson's Northwest corner; thence leaving the line of Joey Anderson, and with the line of the U.S. Government, North 0 degrees, 05 minutes 51 seconds West 687.47 feet to the point of beginning, containing 10.7333 acres.

And being a portion of the lands conveyed to Cordell Key, deceased, and wife, Rosie Key, deceased, by warranty deed from Charlie Vaughn and wife, Elise Joe Vaughn, dated September 20, 1952, and recorded in Deed Book 12, page 77, Register's Office of Clay County, Tennessee; and being a portion of the lands wherein Charles Vaughn and wife, Elise Jo Vaughn, conveyed a one-half undivided interest to Cordell Key, deceased, and wife, Rosie Key, deceased, by warranty deed dated November 16, 1957, and recorded in Deed Book 29, page 292, Register's Office of Clay County, Tennessee; and being a portion of the lands conveyed to Cordell Key, deceased, and wife, Rosie Key, deceased, by warranty deed from Domer Thompson and wife, Flossie Avo Thompson, dated August 18, 1951, and recorded in Deed Book 10, page 400, Register's Office of Clay County, Tennessee.

The Grantors herein are all the heirs at law of Cordell Key, who died on August 4, 1986, and wife, Rosie Key, who died on July 1, 1990.

Billy J. Key and wife, Shirley D. Key, also convey any rights they may have to the spring located on the above described property that were conveyed to them by warranty deed dated September 23, 1974, and recorded in Deed Book 28, pages 114-115, Register's Office of Clay 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 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 30 day of May, 1994.


BILLY J. KEY


SHIRLEY D. KEY

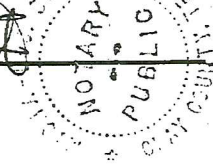

REED KEY

Nell Smith
NELL SMITH
Betty Sherrell
BETTY SHERRELLS

STATE OF Tennessee
COUNTY OF Clay

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named BILLY J. KEY and wife, SHIRLEY D. KEY, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 1994.

Michael J. [Signature]
NOTARY PUBLIC


My Commission Expires: 6-12-96

STATE OF Tennessee
COUNTY OF Clay

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named REED KEY, 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 30 day of May, 1994.

Michael J. [Signature]
NOTARY PUBLIC


My Commission Expires: 6-12-96

STATE OF Tennessee
COUNTY OF Clay

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named NELL SMITH, the bargainor, 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 29 day of May, 1994.

Michael J. [Signature]
NOTARY PUBLIC


My Commission Expires: 6-12-96

STATE OF Tennessee
COUNTY OF Clay

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named BETTY SHERRELLS, the bargainor, 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 29 day of May, 1994.

M. Mohl
NOTARY PUBLIC

My Commission Expires: 6-12-96

CLAY COUNTY, TENNESSEE
State Tax on Transfers and Mortgages
(Item 5, General Revenue Act)
Transfer Tax \$ 33.30
Mortgage Tax 17.00
Clerk's Fee 50.30
Total Paid 100.60
Receipt No. 18455
Received by RZ
Date 6-11-1994

STATE OF TENNESSEE
COUNTY OF CLAY

Received for record on the 11th day of JUNE, 1994 at 10:40 A.M.
and Recorded in Volume 60 of Warrant
Book, on page 32-35, Noted Note
Book No. 9, Page 251
Ray Erge, Register.
By Ray Erge, D. R.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 9.44K, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Donald D. Klein
Affiant

Subscribed and sworn to before me this the 11 day of June, 1994

Ray Erge