

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: Mike McClain

Address: P.O. Box 446

City: Celina

State: TN Zip: 38551

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, we, EDNA SUE DAVIS and husband, JAMES E. DAVIS, and VADIUS BENTON HAWKINS, JR. and wife, MARCELLA HAWKINS, hereinafter called Grantors, have this day bargained and sold and do by these presents sell, transfer and convey unto MIKE MCCLAIN, hereinafter called Grantee, his 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:

Located in the 3rd Civil Dist. Of Clay County, Tennessee on State Highway No. 52 and near Neeley's Cross Roads, and Beginning on a stone on the South side of State Highway No. 52, corner to tract of land that R.B. Ridge and wife Eva Ridge sold to Truman Boles and Raymond Brown; running thence Westward down the hollow with line of the Boles and Brown tract, and also with line of a five acre tract still owned by Fred Ridge to a beech at a wire fence in J.S. Dowell's line; running thence with said Dowell's line and wire fence Westward to a black walnut in the Walter Davis line; thence down the hollow with Walter Davis line to Stanley Garretts line; thence Eastward with the Garrett line to line of a tract of land that Fred Ridge and wife has heretofore sold to Sylvester Ridge line up the hollow to a stake or post on the side of State Highway No. 52; thence with said State Highway No. 52 in the direction of Celina to the beginning corner containing by estimation 42 acres more or less. This being the same tract of land conveyed to Grantors by deed from Fred Ridge and wife dated Dec. 22, 1947, and which deed is not of record on this date. And there is excluded from this conveyance one half of the oil royalty that is in and under above 4 acres of this tract of land, that is in a small bottom which lays in the forks of the hollow, as set out and described in the deed from J.S. Dowell to Fred Ridge and wife.

Included in but expressly **EXCLUDED** from the above described lands is a 6.325 acre tract heretofore conveyed to the State of Tennessee by warranty deed dated June 11, 2009, and recorded in Deed Book 93, pages 80-83, Register's Office of Clay County, Tennessee.

MAP 104 G TRANSFERRED
CM 104 BY 104
BILLY R. SMITH
ASSESSOR OF PROPERTY APPROVED

And being a portion of the lands conveyed to Vadius Hawkins, deceased, and wife, Ruby Hawkins, deceased, by Deed from R.B. Ridge and wife, Eva Ridge, dated July 30, 1948, and recorded in Deed Book 9, page 47, Register's Office of Clay County, Tennessee; and being a portion of the lands wherein Carolyn Faye Spivey and husband, Kenneth Harlen Spivey, conveyed all their right, title and interest to Edna Sue Davis and husband, James E. Davis, by quitclaim deed dated January 11, 2007, and recorded in Deed Book 88, pages 210-211, Register's Office of Clay County, Tennessee; and being a portion of the lands wherein Edna Sue Davis created an estate by the entireties with her husband, James E. Davis, in her one-fourth (1/4) undivided interest by Deed of Conveyance Creating an Estate by the Entireties dated January 11, 2007, and recorded in Deed Book 88, pages 212-213, Register's Office of Clay County, Tennessee; and being a portion of the lands wherein Shirley Ann Ridge and husband, Turner Lee Ridge, conveyed all their right, title and interest to Vadius Benton Hawkins, Jr. and wife, Marcella Hawkins, by quitclaim deed dated January 11, 2007, and recorded in Deed Book 88, pages 214-215, Register's Office of Clay County, Tennessee; and being a portion of the lands wherein Vadius Benton Hawkins, Jr. created an estate by the entireties with his wife, Marcella Hawkins, in his one-fourth (1/4) undivided interest by Deed of Conveyance Creating an Estate by the Entireties dated January 11, 2007, and recorded in Deed Book 88, pages 216-217, Register's Office of Clay County, Tennessee.

Vadius Hawkins died intestate on February 6, 1984. Ruby Hawkins died intestate on February 14, 2006, leaving as her only heirs at law, her children, same being, Shirley Ann Ridge, Edna Sue Davis, Carolyn Faye Spivey and Vadius Benton Hawkins, Jr.

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 we do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness our hands on this the 4th day of August, 2021.

Edna Sue Davis
EDNA SUE DAVIS

James E. Davis
JAMES E. DAVIS

Vadius Benton Hawkins, Jr.
VADIUS BENTON HAWKINS, JR.

Marcella Hawkins
MARCELLA HAWKINS

STATE OF TENNESSEE

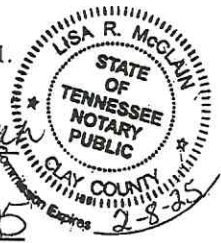
COUNTY OF Clay

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named EDNA SUE DAVIS and husband, JAMES E. DAVIS, 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 4th day of August, 2021.

Lisa R. McClain
NOTARY PUBLIC

My Commission Expires: 2-8-25



STATE OF TENNESSEE

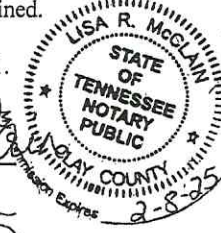
COUNTY OF Clay

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named VADIUS BENTON HAWKINS, JR. and wife, MARCELLA HAWKINS, 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 4th day of August, 2021.

Lisa R. McClain
NOTARY PUBLIC

My Commission Expires: 2-8-25



I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 75,000. whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Lisa R. McClain
AFFIANT

Sworn to and subscribed to before me this 5 day of August 2021.

Brenda Browning, Register
NOTARY PUBLIC



BK/PG: WD117/738-740
21001106

3 PGS:AL-WARRANTY DEED	
BRENDA BATCH: 22308	
08/05/2021 - 01:37:54 PM	
VALUE	75000.00
MORTGAGE TAX	0.00
TRANSFER TAX	277.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	295.50

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS