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: Mike McClain

Address: P.O. Box 446

City: Celina

State: TN

Zip: 38551

Map: <u>64</u> Parcel: <u>63.01</u>

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, ANNA FAYE SCOTT, hereinafter called Grantor, 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:

Lying on the Northeast side of the new State Highway No. 52, leading from Celina to Livingston and being bounded on the North by old State Highway No. 52, bounded on the South by new State Highway No. 52, bounded on the West by new State Highway No. 52, containing 5 acres, more or less. Grantors herein were conveyed the land now lying between old State Highway No. 52 and the right-of-way of new State Highway No. 52.

And being the same lands conveyed to Anna Faye Scott by warranty deed from James E. Smith dated 10-25-1983, and recorded in Deed Book 43, pages 615-616, Register's Office of Clay County, Tennessee, and rerecorded in Deed Book 43, pages 631-632, 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 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.

his heirs and assigns, against the lawful claims of all persons whomsoever. IN TESTIMONY WHEREOF, witness our hands on this the Z day of October, 1998. STATE OF Tennessee COUNTY OF <u>Clay</u> Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named ANNA FAYE SCOLL 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 _____day of October, 1998. My Commission Expires: 10-22-0 I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 4757.26 whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. CLAY COUNTY, TENNESSEE State Tax on Transfers and Marigages (Hem S. General Revenue Act) Transfer Tax Mortgage Tax Olerk's Fee Total Paid Sworn to and subscribed to before me Receipt No. this $\underline{\mathcal{S}}$ day of $\underline{\mathcal{UG}}$ Received by STATE OF TENNESSEE COUNTY OF CLAY My Commission Expires: 3-5-2000 Received for record on the and Recorded in Volume 64 , on pageallall

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