

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: Rickey Melton

Address: 915 Weaver Bottom Road

City: Celina

State: TN Zip: 38551

Map: _____ Parcel: _____

MAP 85 TRANSFERRED 85 5.00
84 G CM 84 P 1607

BILLY R. SMITH
ASS. PROPERTY-APPROVED

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, **AMBER DAWN LYNN and CALEB LYNN, being the surviving heirs at law of Michael Lynn, deceased**, hereinafter called Grantors, have this day bargained and sold and do by these presents sell, transfer and convey unto **RICKEY MELTON**, 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:

TRACT NO. 1:

"Beginning at an iron pin in the south margin of Highway #53 R.O.W., said pin being N 78° 12' 04" E 292.18' from the northeast corner of Estus Pennington; thence with the south margin of Highway #53 R.O.W. N 81° 57' 58" E 591.20' to a point; thence S 83° 33' 31" E 215.14' to an iron pin; thence leaving the south margin of Highway #53 R.O.W. and severing the land of Ben Goolsby S 16° 36' 43" E 433.13' to an iron pin; thence N 75° 46' 46" W 152.91' to an iron pin; thence S. 50° 54' 43" W 289.12' to an iron pin; thence continuing to sever the land of Ben Goolsby N 57° 04' 38" W 232.99' to an iron pin; thence S 86° 58' 13" W 134.64' to an iron pin; thence S 75° 05' 40" W 208.95' to an iron pin; thence N 02° 25' 25" W 435.92' to the point of beginning. Containing 8.86 acres, more or less, as surveyed by Bartlett Surveying, 214 East Stevens Street, Cookeville, Tennessee 38501, Alfred M. Bartlett, R.L.S. #762, on August 25, 2003.

There is a 30' access easement across the above-described property.
There is a water line easement across the above-described property belonging to Ulises M. Correa and wife, Judy L. Correa.

And being the same lands conveyed to Michael Lynn, deceased, by warranty deed from W. B. Goolsby and wife, Pauline Goolsby dated November 22, 2005, and recorded in Deed Book 86, pages 589-591, Register's Office of Clay County, Tennessee.

This one

TRACT NO. 2:

"BEGINNING at a ½" rebar set in the south right-of-way intersection of Old Highway 53 and New Highway 53, said point being the northernmost corner of the property described herein; thence, leaving the southeast right-of-way of New Highway 53 and running with the southwest right-of-way of Old Highway 53 S 57° 38' 04" E 150.05' to a ½" rebar set at the beginning of a curve (Radius=475.00'; Delta=23° 50' 44") to the right; thence, continuing with said right-of-way a chord bearing and distance of S 45° 42' 42" E 196.26' to a ½" rebar set in said right-of-way, said point being a new corner with the lands retained by the Grantors and the easternmost corner of the property described herein; thence, leaving said right-of-way and creating a new severance line with the lands retained by the Grantors for two(2) calls as follows; S 49° 44' 11" W 421.68' to a ½" rebar set, said point being the southernmost corner of the property described herein; thence, N 15° 32' 50" W 389.97' to a ½" rebar set in the southeast right-of-way of New Highway 53, said point being a new corner with the land retained by the Grantors and the westernmost corner of the property described herein; thence, leaving the lands retained by the Grantors and running with said right-of-way for three(3) calls as follows; N 21° 06' 09" E 81.51' to a concrete right-of-way monument; N 82° 50' 36" E 93.48' to a concrete right-of-way monument; thence N 54° 21' 48" E 45.49' to the point of beginning and containing 2.640 acres by survey. Actual field survey performed by James E. Helton, R. L. S. #1749 on May 11, 2011."

And being the same lands conveyed to Robert G. Chaffin and Michael Lynn, deceased, by warranty deed from W. B. Goolsby and wife, Pauline Goolsby dated December 13, 2005, and recorded in Deed Book 92, pages 281-283, Register's Office of Clay County, Tennessee, and being the same lands wherein Robert G. Chaffin conveyed all his right, title and interest to Michael Lynn, deceased, by quitclaim deed dated January 29, 2009, and recorded in Deed Book 92, pages 284-285, Register's Office of Clay County, Tennessee.

Michael Lynn died intestate on December 12, 2007, leaving as his only heirs at law, his wife, Amber Dawn Lynn, and his son, Caleb Lynn.

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 27th day of December, 2010.


AMBER DAWN LYNN

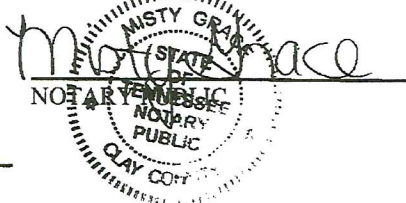

CALEB LYNN

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 **AMBER DAWN LYNN**, 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 27 day of December, 2010.



My Commission Expires: 11/9/13

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 **CALEB LYNN**, 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 27 day of December, 2010.



My Commission Expires: 11/9/13

I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 39,500.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ruby M. [Signature]
AFFIANT

Sworn to and subscribed to before me this 27 day of December, 2010.

Brenda Browning, Register
NOTARY PUBLIC

My Commission Expires: 9-1-14



BK/PG: WD95/716-718

10001280

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|----------------------------|----------|
| 3 PGS : AL - WARRANTY DEED | |
| BRENDA BATCH: 9402 | |
| 12/27/2010 - 10:45:35 AM | |
| VALUE | 39500.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 146.15 |
| RECORDING FEE | 15.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 164.15 |

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS