

MAP 86 GP CIL/MAP PARCELS 27.00
N/C SPLIT COMB
HARVEY STOWERS
ASSESSOR OF PROPERTY
FENTRESS COUNTY

Prepared By: James P. Romer
Attorney at Law
P.O. Box 797
Jamestown, TN 38556

GENERAL WARRANTY DEED
FOR DIVISION OF REAL PROPERTY

This deed is made by and between **PATRICK KENT GARRETT** and **PRISCILLA LOUISE WRIGHT**.

WHEREAS, Patrick Kent Garrett and Priscilla Louise Wright are the grantees holding an undivided one-half interest each as tenants in common under a General Warranty Deed for an Exchange of Property recorded in Book 125, Page 468, in the Register's Office of Fentress County, Tennessee; and,

WHEREAS, they wish to divide the property in kind between them,

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, I, **PATRICK KENT GARRETT**, do hereby convey unto **PRISCILLA LOUISE WRIGHT**, the following described real property:

Lying and being in the First Civil District of Fentress County, Tennessee, and on the north side of the Taylor Place Road and beginning at an iron pin at the northeast corner of the property at the west end of Beeler Avenue at the northwest corner of property owned by Michael W. Edwards and running thence with the west line of the Edwards property, James L. Beeler property, and Oscar D. Wheaton property, south 05 degrees 47 minutes 12 seconds west 960.07 feet to an iron pin in the west line of the Wheaton property; thence leaving the west line of the Wheaton property and severing the property of the parties, north 84 degrees 30 minutes 00 seconds west 304.42 feet crossing a 40' right-of-way easement along the east side of the property being herein conveyed for access by the Grantor, Patrick Kent Garrett, to an iron pin in the center of a 40 foot right-of-way leading northwardly from Taylor Place Road to the property herein conveyed; thence continuing north 84 degrees 29 minutes 41 seconds west 514.56 feet to an iron pin in the east margin of the Cargile tract; thence north with the east lines of the Cargile and Johnson Rental Properties tracts, north 05 degrees 52 minutes 48 seconds east 970.12 feet to a set stone at the northeast corner of the Johnson Rental Properties tract and in the south line of the Tracy Marie Beeler tract; thence with the south line of the Beeler tract and also the Jerry Manis tract, south 83 degrees 47 minutes 34 seconds east 817.41 feet crossing the 40' right-of-way along the east line of the property to the beginning corner and containing 18.13 acres, more or less and being Tract B on a plat of survey by G1 & Associates Surveying, Timothy L. Goad, TRLS #1748, Drawing #6412-01 dated September 11, 2012, and which plat is filed in Plat Book P-10, Page 147, in the Register's Office of Fentress County, Tennessee.

There is hereby retained for the use of Patrick Kent Garrett and his successors in interest a 40' right-of-way

along the east line of the tract herein conveyed, shown in the plat which right-of-way is also for the use of the Grantee herein, Priscilla Louise Wright and her successors in interest.

There is also conveyed herein to the Grantee, Priscilla Louise Wright and her successors in interest a 40' right-of-way for access to the above property leading northwardly from Taylor Place Road, the center line of which is described as follows:

Beginning at an iron pin in the center of said right-of-way located north 84 degrees 54 minutes 23 seconds west 331.93 feet from the southeast corner of the parent tract on Taylor Place Road and running thence from said beginning corner through the property being conveyed to Patrick Kent Garrett the following bearings and distances:

north 02 degrees 00 minutes 07 seconds west 230.64 feet,
north 30 degrees 31 minutes 40 seconds west 88.06 feet,
north 43 degrees 21 minutes 21 seconds west 131.49 feet,
north 23 degrees 28 minutes 29 seconds west 78.54 feet,
north 20 degrees 29 minutes 55 seconds east 55.57 feet,
north 48 degrees 42 minutes 50 seconds east 161.51 feet,
north 33 degrees 57 minutes 47 seconds east 98.18 feet,
north 13 degrees 32 minutes 10 seconds east 94.61 feet,
and north 13 degrees 14 minutes 40 seconds west 173.12 feet
to a point in the south line of the tract herein conveyed
to Priscilla Louise Wright.

Map 86, North Part of Parcel 27.00

Taxes Notices may be mailed to Priscilla Louise Wright at
P.O. Box 1163, Jamestown, TN 38556.

And I, **PRISCILLA LOUISE WRIGHT**, do hereby convey unto **PATRICK KENT GARRETT**, the following described real property:

Lying and being in the First Civil District of Fentress County, Tennessee, and beginning at the iron pin on the north margin of the Taylor Place Road at the southeast corner of the original tract of which this is a part and at the southwest corner of the Oscar Wheaton tract running thence from said beginning corner with the north margin of Taylor Place Road, north 84 degrees 54 minutes 23 seconds west crossing the center line of a 40' right-of-way at 331.93 feet for a total distance of 344.46 feet to an iron pin at the southeast corner of the Daniel White tract; thence leaving the north margin of Taylor Place Road and with the east line of the Daniel White Tract, north 05 degrees 19 minutes 05 seconds west 226.20 feet to an iron pin at the northeast corner of the White tract; thence with the north lines of the White and Patrick Garrett tracts, the White tract described in Book E-7, Page 319 and the Patrick Garrett tract described in Book H-7, Page 591, north 89 degrees 05 minutes 00 seconds west 282.85 feet, north 89 degrees 05 minutes 00 seconds west 267.59 feet to an iron pin at the northwest corner of the Patrick Garrett tract and in the east line of the Barber tract; thence with the east line of Barber and Norman tracts and Cargile tracts, north 04 degrees 44 minutes 02 seconds east 287.82 feet, north 05 degrees 52 minutes 41 seconds east

504.60 feet to an iron pin at the southwest corner of Tract B being conveyed to Priscilla Wright; thence with the south line of the Wright tract, south 84 degrees 29 minutes 41 seconds east 514.56 feet to the center of a 40' right-of-way leading northwardly through the property herein conveyed to Patrick Kent Garrett to the Wright tract; thence continuing with the south line of the Wright tract, south 84 degrees 30 minutes 00 seconds east 304.42 feet crossing a 40' right-of-way to the southeast corner of the Wright tract and the west line of the Oscar Wheaton tract; thence with west line of the Wheaton tract south 05 degrees 47 minutes 12 seconds west 66.87 feet, south 83 degrees 20 minutes 13 seconds east 123.75 feet, south 05 degrees 53 minutes 57 seconds west 898.72 feet to the beginning corner and containing 18.13 acres, more or less and being Tract A on a plat of survey by G1 & Associates Surveying, Timothy L. Goad, TRLS #1748, Drawing #6412-01 dated September 11, 2012, and which plat is filed in Plat Book P-6, Page 147, in the Register's Office of Fentress County, Tennessee.

There is retained to the Grantor herein, Priscilla Louise Wright and her successors and assigns a 40' right-of-way through the property herein conveyed leading north to Tract B described as follows:

Beginning at an iron pin in the center of said right-of-way located north 84 degrees 54 minutes 23 seconds west 331.93 feet from the southeast corner of the parent tract on Taylor Place Road and running thence from said beginning corner through the property being conveyed to Patrick Kent Garrett the following bearings and distances:

north 02 degrees 00 minutes 07 seconds west 230.64 feet,
north 30 degrees 31 minutes 40 seconds west 88.06 feet,
north 43 degrees 21 minutes 21 seconds west 131.49 feet,
north 23 degrees 28 minutes 29 seconds west 78.54 feet,
north 20 degrees 29 minutes 55 seconds east 55.57 feet,
north 48 degrees 42 minutes 50 seconds east 161.51 feet,
north 33 degrees 57 minutes 47 seconds east 98.18 feet,
north 13 degrees 32 minutes 10 seconds east 94.61 feet,
and north 13 degrees 14 minutes 40 seconds west 173.12 feet
to a point in the south line of the tract herein conveyed
to Priscilla Louise Wright.

Grantee herein, Patrick Kent Garrett and his successors and assigns shall also have use of said right-of-way.

There is hereby conveyed to the Grantee herein, Patrick Kent Garrett and his successors and assigns a 40' right-of-way along the east line of Tract B shown on said plat which is being conveyed herein to Priscilla Louise Wright and her successors and assigns which right-of-way is described as follows:

Beginning at an iron pin at the northeast corner of the parent tract at the end of Beeler Avenue and running thence with the west lines of the Edwards, Beeler, and Wheaton tracts, south 05 degrees 47 minutes 12 seconds west 960.07 feet to an iron pin at the southeast corner of Tract B; thence north 84 degrees 30 minutes 00 seconds west 40 feet; thence north 05 degrees 47 minutes 12 seconds east parallel to the east line of said easement 960.07 feet to the south


line of the Jerry D. Manis tract and in the north line of Tract B; thence eastwardly 40 feet to the beginning corner. This easement shall be used by the Grantee herein Patrick Kent Garrett and his successors and assigns for access to Tract A.

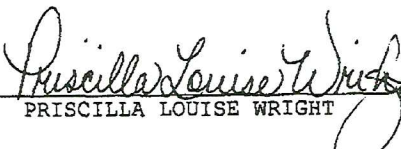
Map 86, South Part of Parcel 27.00

Tax notices may be mailed to Patrick Kent Garrett at 711 Beaty Road, Crossville, Tennessee 38571.

For source of title see the deed to Patrick Kent Garrett and Priscilla Louise Wright recorded in Book 125, Page 468 in the Register's Office of Fentress County, Tennessee.

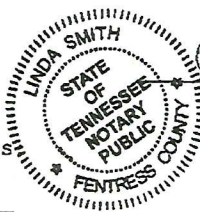
TO HAVE AND TO HOLD unto grantees in fee simple. Grantors covenant lawful seizin and possession, right to convey, and that the land is unincumbered, and will warrant and defend the title thereto against all lawful claims. This 18 day of ~~May~~ June, 2013.

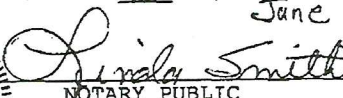

PATRICK KENT GARRETT


PRISCILLA LOUISE WRIGHT

STATE OF TENNESSEE
COUNTY OF FENTRESS

Before me, the undersigned Notary Public, this day personally appeared Patrick Kent Garrett and Priscilla Louise Garrett Wright, the bargainors, with whom I am personally acquainted and acknowledged the execution of the above deed for the purposes therein contained, as witness my hand and official seal, this 18 day of ~~May~~ June, 2013.




NOTARY PUBLIC

My Commission expires

2-18-2014

STATE OF TENNESSEE
COUNTY OF FENTRESS

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


AFFIANT

Sworn to and subscribed before me on this the 13 day of ^{August}~~May~~, 2013.

L. Faye Stephens
NOTARY PUBLIC
REGISTER OF DEEDS

My Commission expires:

Sept 01, 2014



BK/PG: 216/791-795

13002192

5 PGS: AL - GENERAL WARRANTY	
MELISSA BATCH: 30587	08/13/2013 - 01:27:31 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, FENTRESS COUNTY
FAYE STEPHENS
REGISTER OF DEEDS