

Houston (042)	Jan 1 Owner	Current Owner	ROBY DR 335			
Tax Year 2025 Reappraisal 2020	BRACE BARBARA ANN		Ctrl Map:	Group:	Parcel:	PI:
	PO BOX 176		019M	D	001.00	SI:
	ERIN TN 37061					000

Value Information

Land Market Value:	\$6,000
Improvement Value:	\$35,100
Total Market Appraisal:	\$41,100
Assessment Percentage:	25%
Assessment:	\$10,275

Additional Information

General Information

Class: 00 - Residential	City: ERIN
City #: 245	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: E01
District: 04	Number of Mobile Homes: 0
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC	Zoning:
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL	
GAS	

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
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Sale Information

Long Sale Information list on subsequent pages

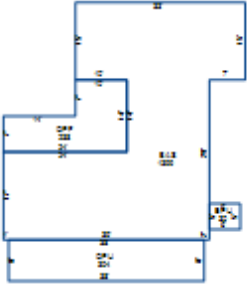
Land Information

Deed Acres: 0	Calculated Acres: 0	Total Land Units: 1
Land Code	Soil Class	Units
01 - RES		1.00

Residential Building #: 1

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
04 - SIDING AVERAGE
Heat and AC:
0 - NONE
Quality:
1 - AVERAGE
Square Feet of Living Area:
1399
Foundation:
01 - PIERS
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
02 - BELOW AVG
Interior Finish:
10 - PANEL-PLAST-DRYWALL
Bath Tiles:
00 - NONE
Shape:
01 - RECTANGLE

Building Sketch



Stories:
1.00
Actual Year Built:
1930
Plumbing Fixtures:
5
Condition:
AV - AVERAGE
Floor System:
03 - WOOD W/O SUB FLOOR
Roof Cover/Deck:
03 - COMPOSITION SHINGLE
Floor Finish:
11 - CARPET COMBINATION
Paint/Decor:
02 - BELOW AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,399
OPF - OPEN PORCH FINISHED	238
EPU - ENCLOSED PORCH UNFINISHED	30
OPU - OPEN PORCH UNFINISHED	304

Sale Information						
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/27/2018	\$13,000	RB98	649	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
8/19/2005	\$0	RB19	634		-	-
4/20/1990	\$14,900	79	118	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
10/20/1989	\$11,000	77	310	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/30/1987	\$7,000	68	124	I - IMPROVED	WD - WARRANTY DEED	D -

SHEILA M. BLEVINS

TO:

BARBARA ANN BRACE

**MAP 19M
GROUP D
PARCEL 1.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirteen Thousand and No/100 Dollars (\$13,000.00) cash in hand paid to me by Barbara Ann Brace, the receipt of which is hereby acknowledged, I, **SHEILA M. BLEVINS, a single person**, have bargained and sold, and by these presents do transfer and convey unto the said **BARBARA ANN BRACE**, her heirs and assigns, a certain tract or parcel of land in the 4th Civil District of Houston County, State of Tennessee, as follows:

Beginning at the end of an old rock wall at the junction of Church Street and Arlington Drive; thence with the east right-of-way of said Arlington Drive south 05 degrees west 130 feet to an iron pin; thence south 86 degrees 45 minutes east 112 feet to a walnut tree; thence north 05 degrees east 130 feet passing a utility pole at 40 feet on the west side of a driveway; thence continuing with the west side of said driveway to a point in the south right-of-way of said Church Street north 86 degrees west 112 feet to the beginning and containing 14,650 square feet, more or less.

Also transferred and conveyed herewith are such rights and easements as may be vested in Grantor to use of the existing driveway on the east boundary of the above described property.

This being the same land conveyed to Sheila M. Blevins and Roe Edgar Markin, Jr. with a life estate to Richard F. Markin by deed from Wilbur Lewis, dated April 19, 1990, of record in Deed Book 79, Page 118, of the Register's Office of Houston County, Tennessee, and the same land in which Roe Edgar Markin, Jr. conveyed his interest to Sheila M. Blevins by deed dated August 19, 2005, of record in Record Book 19, Page 634 of the Register's Office of Houston County, Tennessee.

This legal description obtained from previous deed of record.

Subject to easements for existing public roads and public utilities, if any.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the said Barbara Ann Brace, her heirs and assigns, forever. And I do covenant with the said Barbara Ann Brace, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Barbara Ann Brace, her heirs and assigns, against the lawful claims of all persons whomsoever.

Richard F. Markin joins in this conveyance for the purpose of releasing the life estate reserved to him in the above described deed and for the purpose conveying any rights he may have in said property.

WITNESS our hands this 27th day of July, 2018.

Sheila M. Blevins
Sheila M. Blevins

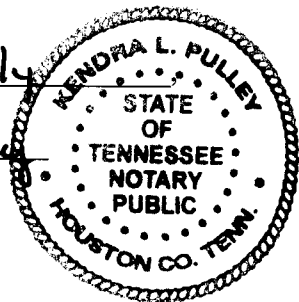
Richard F. Markin
Richard F. Markin

STATE OF TENNESSEE)
)
COUNTY OF HOUSTON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **Sheila M. Blevins**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Erin, Tennessee, this 27th day of July, 2018.

Kendra L. Pulley
Notary Public



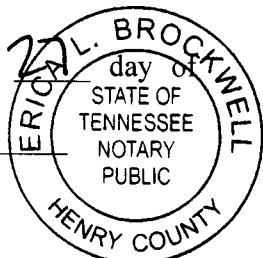
My commission expires: 9-18-18

STATE OF TENNESSEE)
)
COUNTY OF Henry)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **Richard F. Markin**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Paris, Tennessee, this 27th day of July, 2018.

Erica L. Brockwell
Notary Public



My commission expires: July 21, 2021

This deed prepared without the benefit of a title examination, none having been requested. The preparer is responsible for closing this transaction or reporting the transaction to the Internal Revenue Service pursuant to IRS Section 6045(e) or other applicable law.

NAME & ADDRESS OF NEW OWNER
AND SEND TAX BILLS TO:
Barbara Ann Brace
75 McCauleys Bluff Rd.
Holiday, TN 38341

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is \$ 13,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara A. Brace
Affiant

Subscribed and sworn to before me this 30th day of July, 2018.

Sherrill P. Moore
Register of Deeds

THIS INSTRUMENT PREPARED BY:
VINSON & COFFINBERRY, P.C.
ATTORNEYS AT LAW
3 COURT STREET, P. O. BOX 251
ERIN, TENNESSEE 37061-0251
(931) 289-3950

Exp. date 8-31-18



Sherrill Moore, Register
Houston County Tennessee
Rec #: 49224 Instrument #: 23884
Rec'd: 10.00 Recorded
State: 48.10 7/30/2018 at 11:10 AM
Clerk: 1.00 in Record Book
Other: 2.00 98
Total: 61.10 Pgs 649-650

Sherrill P. Moore
Register of Deeds
Record Book 98 Page 650

This instrument was prepared by Carmack C. Shell of Marks, Shell & Maness, Dunbar Park, 233-A Dunbar Cave Road, P.O. Box 1149, Clarksville, TN 37041-1149.

ROE EDGAR MARKIN, JR.

TO: QUITCLAIM DEED

SHEILA M. BLEVINS

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, ROE EDGAR MARKIN, JR., as GRANTOR, hereby transfers and conveys, remises, releases and forever quitclaims unto GRANTEE, SHEILA M. BLEVINS, her heirs and assigns forever, all of his right, title and interest in and to the following described real estate situated in the Fourth (4th) Civil District of Houston County, Tennessee, being shown on Tax Map & Parcel No. 19M-D-1 as shown on the maps of the Assessor of Property for Houston County, Tennessee, to-wit:

Beginning at the end of an old rock wall at the junction of Church Street and Arlington Drive; thence with the east right-of-way of said Arlington Drive south 05 degrees west 130 feet to an iron pin; thence south 86 degrees 45 minutes east 112 feet to a walnut tree; thence north 05 degrees east 130 feet passing a utility pole at 40 feet on the west side of a driveway; thence continuing with the west side of said driveway to a point in the south right-of-way of said Church Street north 86 degrees west 112 feet to the beginning and containing 14,650 square feet, more or less.

Also transferred and conveyed herein are such rights and easements as may be vested in Grantor to use of the existing driveway on the east boundary of the above described property.

This is the same property which was conveyed to Sheila M. Blevins and Roe Edgar Markin, Jr. by deed from Wilbur Lewis of record in Deed Book 79, Page 118, of the Register's Office for Houston County, Tennessee. In this deed a life estate was given to Richard F. Markin.

IN TESTIMONY WHEREOF, GRANTOR has hereunto executed this instrument as of the 19 day of August, 2005.

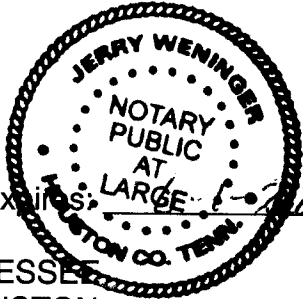

ROE EDGAR MARKIN, JR.

GRANTOR

STATE OF TENNESSEE
COUNTY OF HOUSTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROE EDGAR MARKIN, JR., the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 19th day of August, 2005.



My Commission Expires: 8-2006

Jerry Weninger
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF HOUSTON

The actual consideration for this conveyance is quitclaim.

Sheila M Blewin
AFFIANT

Sworn and subscribed to before me on this the 19th day of August, 2005.

Sherrill P. Moore
Register of Deeds NOTARY PUBLIC
My Commission Expires: Aug 31, 2006

NAME & ADDRESS OF PROPERTY OWNER:

Sheila M Blewin
PO Box 657
Enn, TN 37061

PERSON OR ENTITY RESPONSIBLE FOR THE
PAYMENT OF THE REAL PROPERTY TAXES:

Sheila M. Blewin
PO Box 657
Enn, TN 37061

Sherrill Moore, Register
Houston County Tennessee
Rec #: 33179 Instrument 4449
Rec'd: 10.00 NBK: 6 Pg 316
State: 0.00
Clerk: 0.00 Recorded
EDP: 2.00 8/19/2005 at 3:11 PM
Total: 12.00 in Record Book
19 Pages 634-635

Sherrill P. Moore
Register

WARRANTY DEED

ADDRESS NEW OWNERS
SHEILA M. BLEVINS and
ROE EDGAR MARKIN, JR.

SEND TAX BILLS TO:
SAME *Go Sheila M. Blevins*
209 Kimberly Dr.
Dickson, Tenn. 37055

FOR AND IN CONSIDERATION of the sum of One and no/100 (\$1.00) dollar, cash in hand paid by SHEILA M. BLEVINS and ROE EDGAR MARKIN, JR., with a life estate to RICHARD F. MARKIN, and other good and valuable consideration, receipt of which is hereby acknowledged, WILBUR LEWIS, has this day bargained and sold, and by these presents do transfer and convey unto the said SHEILA M. BLEVINS and ROE EDGAR MARKIN, JR., their successors and assigns, a tract or parcel of land in the Fourth Civil District of Houston County, Tennessee, and more fully described as follows:

BEGINNING at the end of an old rock wall at the junction of Church Street and Arlington Drive; thence with the east right-of-way of said Arlington Drive South 05 degrees west 130 feet to an iron pin; thence South 86 degrees 45 minutes east 112 feet to a walnut tree; thence north 05 degrees east 130 feet passing a utility pole at 40 feet on the west side of a driveway; thence continuing with the west side of said driveway to a point in the south right-of-way of said Church Street north 86 degrees west 112 feet to the beginning and containing 14,650 square feet, more or less.

This being the same property conveyed to Wilbur Lewis by deed of from Harlan W. Brooks, dated October 20, 1989 and of record at Book 77, Page 310-312 in the Register's Office for Houston County, Tennessee.

Also transferred and conveyed herewith are such rights and easements as may be vested in Grantor to use of the existing driveway on the east boundary of the above described property, said rights being transferred to the Grantor by the above referred to deed of conveyance, to which reference is here made.

TO HAVE AND TO HOLD this said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said SHEILA M. BLEVINS and ROE EDGAR MARKIN, with a life estate to RICHARD F. MARKIN, their heirs and assigns, forever. And I do covenant that I am true and lawfully seized and possessed of said real estate, have a good and perfect right to make this conveyance and that the same is free and unencumbered.

THIS INSTRUMENT WAS PREPARED BY: ROBERT E. SPENCER, ATTORNEY AT LAW, 404 E. COLLEGE STREET, DICKSON, TENNESSEE 37055

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said SHEILA M. BLEVINS and ROE EDGAR MARKIN, JR., their heirs and assigns as their interests appear in this instrument, against the lawful claims of all persons whomsoever.

Witness my hand, this 19 day of April, 1990.

Wilbur Lewis
WILBUR LEWIS

*****S
Subscribed and sworn to before me this 20th day of April, 1990.

Sherrie P. Moore
REGISTER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is \$14900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

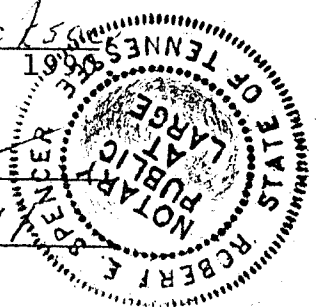
Sheila M. Blevins
AFFIANT

ACKNOWLEDGMENT BEFORE A NOTARY PUBLIC
STATE OF TENNESSEE, Dickson COUNTY

I, Robert E. Spencer, a Notary Public in and for the State and County aforesaid, certify that WILBUR LEWIS, the bargainer who signed this Warranty Deed, with whom I am personally acquainted, and who personally came before me this day and acknowledged that he signed the foregoing for the purposes therein contained.

Witness my hand and official seal, at Dickson Tennessee, this 19th day of April, 1990.

Robert E. Spencer
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-9-91



STATE OF TENNESSEE, HOUSTON COUNTY

The foregoing instrument and certificates were noted in Note Book 4 Page 236 At 10:00 AM 4-20-1990 and recorded in Deed Book 79 Page 118-119 State Tax Paid \$48.97 Fee 1.00 Recording 8.00 Totals 57.97 Receipt No. 3502

Witness My Hand

Sherrie P. Moore
Sherrie P. Moore, Register

WARRANTY DEED

This instrument prepared by:

WILLIAM C. KNOTT, JR., ATTORNEY AT LAW

P. O. BOX 290

(Name)

(Street address or Route Number)

ERIN

TENNESSEE

37061

(City)

(STATE)

(ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS

Wilbur Lewis

same

(NAME:

(NAME:

P. O. Box 244

same

(STREET ADDRESS OR ROUTE NUMBER)

(STREET ADDRESS)

Erin, Tennessee 37061

same

(CITY)

STATE

(ZIP CODE)

(CITY)

STATE

(ZIP CODE)

FOR AND IN CONSIDERATION of the sum of.....

One and no/100 (\$1.00)----- DOLLARS
and other good and valuable considerations, cash in hand paid to me,
by Wilbur Lewis, the receipt of which is hereby acknowledged, I, Harlan
W. Brooks

have bargained and sold, and by these presents do transfer and convey unto the said

Wilbur Lewis, his

heirs and assigns, a certain tract

or parcel of land in the 4th

Civil District of

Houston

County, State of Tennessee, as follows:

Beginning at the end of an old rock wall at the junction of Church Street and Arlington Drive; thence with the east right-of-way of said Arlington Drive south 05 deg. west 130 feet to an iron pin; thence south 86 deg. 45 min. east 112 feet to a walnut tree; thence north 05 deg. east 130 feet passing a utility pole at 40 feet on the west side of a driveway; thence continuing with the west side of said driveway to a point in the south right-of-way of said Church Street north 86 deg. west 112 feet to the beginning and containing 14,560 square feet, more or less.

This being the same property conveyed to Harlan W. Brooks by deed of conveyance from Terry W. Brooks, dated July 28, 1987, and being recorded in the Register's Office for Houston County, Tennessee, in Deed Book 68, pages 124-125.

Also transferred and conveyed herewith are such rights and easements as may be vested in Grantor to use of the existing driveway on the east boundary of the above described property, said rights being transferred to the Grantor by the above referred to deed of conveyance, to which reference is here made.

Grantor to be responsible for 1989 property taxes.

REC'D 10-20-89 AT 9:50 A.M.
REC DEED BOOK 77 PAGE 310-312
Shirley P. Moore, Register, Houston County, Tenn.

The previous and last conveyance being a Deed to
from
Registered in Register's Office of _____ County, State of Tennessee,
in Vol. _____ Page _____

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to
the said

Wilbur Lewis, his

heirs and assigns, forever. And I do covenant with the said

Wilbur Lewis, his heirs and assigns

that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same
is unincumbered.

And I do further covenant and bind myself, my
heirs and representatives, to warrant and forever defend the title to said land to the said

Wilbur Lewis, his

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness: my hand, this 10th day of October, 1989

Witness:

x *Harlan W. Brooks*
HARLAN W. BROOKS

State of Tennessee _____ County.

The foregoing Deed was received and transferred.

This _____ day of _____, 19____, at _____ O'Clock _____ M.

Assessor of Property.

STATE OF TENNESSEE,

HOUSTON

COUNTY

Personally appeared before me Sheri Selph, a Notary Public in and for said County and State, the within named Harlan W. Brooks

the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Erin, Houston County,

Tennessee, this 10th day of October, 1989

My Commission Expires April 5, 1992

Notary Public

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE,

COUNTY

Personally appeared before me _____, a Notary Public in and for said County and State, the within named _____

the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at _____

Tennessee, this _____ day of _____, 19____

My Commission Expires _____, 19____

Notary Public

STATE OF TENNESSEE, Houston COUNTY: REGISTER'S OFFICE, 10-20, 1989

The foregoing instrument and certificate were noted in Note Book 4, Page 216 At 9:50 O'clock A. M

Oct. 20, 1989 and recorded in Deed Book 77, Series _____

Page 310-312

State Tax Paid \$ 36.30 Fee \$ 1.00 Recording Fee \$ 12.00 Total 49.30 Receipt No. 2675

Witness my hand.

Sherill P. Moore
Register

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is \$ 11,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Wilbur Lewis
Affiant.

Subscribed and sworn to before me this the 10th day of October

My commission expires: April 5, 1992.

Register or Notary Public.

WARRANTY DEED

This Instrument Prepared by:
W. SIDNEY VINSON, III, P.C.
ATTORNEY AT LAW
PUBLIC SQUARE
ERIN, TENNESSEE 37061-0251

ADDRESS OF NEW OWNER AND
SEND TAX STATEMENTS TO:
Harlan W. Brooks
Route 3, Box 544
Erin, TN 37061

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid to me by Harlan W. Brooks, and in consideration of him paying \$6,600 for my mother's funeral bill and monument, the receipt of which is hereby acknowledged, I, Terry W. Brooks, have bargained and sold, and by these presents do transfer and convey unto the said Harlan W. Brooks, his heirs and assigns, a certain tract or parcel of land in the 4th Civil District of Houston County, State of Tennessee, as follows:

Beginning at the end of an old rock wall at the junction of Church Street and Arlington Drive; thence with the east right-of-way of said Arlington Drive South 05 deg. West 130 feet to an iron pin; thence South 86 deg. 45 min. East 112 feet to a walnut tree; thence North 05 deg. East 130 feet passing a utility pole at 40 feet on the west side of a driveway; thence continuing with the west side of said driveway to a point in the south right-of-way of said Church Street North 86 deg. West 112 feet to the beginning and containing 14,560 square feet, more or less.

Also conveyed and transferred herewith are such rights and easements as may be vested in grantor to use of the existing driveway on the east boundary of the above described property.

This being the same land conveyed to Terry W. Brooks by deed from Lillian M. Ward dated October 24, 1983, of record in Deed Book 57, Page 77 of the Register's Office of Houston 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 Harlan W. Brooks, his heirs and assigns, forever. And I do covenant with the said Harlan W. Brooks, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

REC'D July 30 19 87 AT 8:30 A.M.
REG Deed BOOK 68 PAGE 124-125
Robyn J. Reynolds, Register, Houston County, Tenn.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Harlan W. Brooks, his heirs and assigns, against the lawful claims of all persons whomsoever.

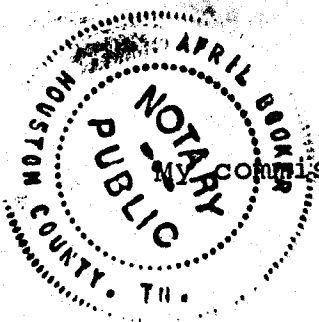
WITNESS my hand this 28th day of July, 1987.

Terry W. Brooks
Terry W. Brooks

STATE OF TENNESSEE)
)
COUNTY OF HOUSTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry W. Brooks, the within named 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 at office in Erin, Tennessee, this 28th day of July, 1987.



My commission expires: 12-18-89

April Booker
Notary Public

State of Tennessee Houston County
I hereby swear of affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is \$ 7000.00, which amount is equal to or greater than the amount which the property transferred would Command at a fair and voluntary sale.

Terry W. Brooks
Affiant

Name of Mortgagee: None

Subscribed and sworn to before me this 28th day of July, 1987

April Booker
Register (or Notary) Notary

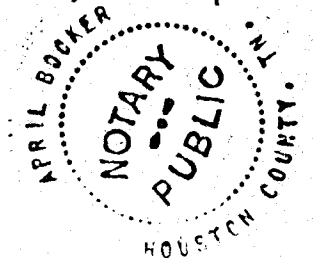
STATE OF TENNESSEE, HOUSTON COUNTY

The foregoing instrument and certificate were noted in
Note Book 4, Page 129A at 8:30 A.M. 7-30-1987
and recorded in Deed Book 68 Page 124-125
State Tax Paid \$ 19.60 Fee 8.00 Recording Fee .50 Total \$ 28.10
Receipt No. 16892

Witness My Hand

Deputy

Robert J. Reynolds
Register



WARRANTY DEED

This Instrument Prepared by:
W. SIDNEY VINSON
PUBLIC SQUARE
ERIN, TENNESSEE 37061

SEND TAX STATEMENTS TO:
Terry W. Brooks
c/o Harlan Brooks
Route 3, Box 544
Erin, TN 37061

FOR AND IN CONSIDERATION of the sum of Seven Thousand and No/100 Dollars (\$7,000.00) cash in hand paid to me by Terry W. Brooks, the receipt of which is hereby acknowledged, I, Lillian M. Ward, a single person, have bargained and sold, and by these presents do transfer and convey unto the said Terry W. Brooks, his heirs and assigns, a certain tract or parcel of land in the 4th Civil District of Houston County, State of Tennessee, as follows:

Beginning at the end of an old rock wall at the junction of Church Street and Arlington Drive; thence with the east right-of-way of said Arlington Drive south 05 deg. west 130 feet to an iron pin; thence south 86 deg. 45 min. east 112 feet to a walnut tree; thence north 05 deg. east 130 feet passing a utility pole at 40 feet on the west side of a driveway; thence continuing with the west side of said driveway to a point in the south right-of-way of said Church Street north 86 deg. west 112 feet to the beginning and containing 14,560 square feet, more or less.

Also conveyed and transferred herewith are such rights and easements as may be vested in Grantor to use of the existing driveway on the east boundary of the above described property.

This being the same land conveyed to Lillian M. Ward by deed from Frank M. Ward dated July 20, 1983, of record in Deed Book 56, Page 158, and by deed from William Harvey Coffelt and wife, June Coffelt, dated August 13, 1982, of record in Deed Book 54, Page 79 of said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the said Terry W. Brooks, his heirs and assigns, forever. And I do covenant with the said Terry W. Brooks that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

REC'D 10-24 19 83 AT 2:00 P.M.
REG. Deed BOOK 57 PAGE 77-78
Robyn J. Reynolds, Register, Houston County, Tenn.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Terry W. Brooks, his heirs and assigns, against the lawful claims of all persons whomsoever.

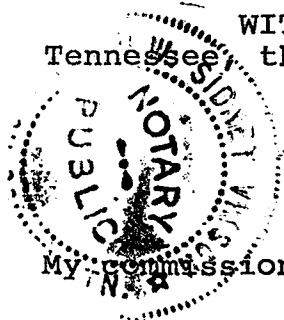
WITNESS my hand this 24th day of October, 1983.

Lillian M. Ward
Lillian M. Ward

STATE OF TENNESSEE)
COUNTY OF HOUSTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lillian M. Ward, 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 at office in Erin, Tennessee, this 24th day of October, 1983.



William V. Vason
Notary Public

My commission expires: 6/1/85

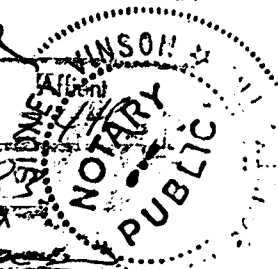
I hereby swear or affirm that the actual consideration for the transfer, or value of the property transferred, whichever is greater, is \$ 7,000, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Car J. R.

Subscribed and sworn to before me, this the

of October 1983

William V. Vason
6/1/85
Register



STATE OF TENNESSEE, HOUSTON COUNTY

The foregoing instrument and certificate were noted in

Deed Book 4, Page 22 At 2:00 P.M. 10-24-1983

and recorded in Deed Book 57 Page 77-78

State Tax Paid \$ 18.20 Fee 6.00 Recording Fee .50 Total \$ 24.70

Witness My Hand

Receipt No. 12619

Deputy

Robert J. Reynolds
Register