This instrument was prepared by Walker Law Firm, Dyersburg, Tennessee, without the benefit of survey, abstract or title opinion, certification as to accuracy of all property descriptions herein and without certification as to title.

10859:955

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That we, ROY B. THURMON and wife, VENICE S. THURMON, for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, have this day bargained and sold and do, by these presents, bargain, sell and convey unto JAMES EARL THURMOND and wife, JUDY G. THURMOND, as tenants by the entirety and unto their heirs and assigns, an undivided one-seventh (1/7) interest in and to the following described realty to wit:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Shepard Hills, Section VIII, as of record in Book 2854, page 120, said Register's Office, described as follows:

Tract I:
Said Lot No. 102 fronts 160 feet on the southwesterly side of Twin Hills Drive, and runs back 352 feet on the northwesterly line and 220 feet on the southeasterly line, to a dead line in the rear on which it measures 203 feet.

Included but excluded from the premises above is a tract of land conveyed to Owen F. Sanders from Edward L. Shurts and wife, of record in Book 4100, page 966, Register's Office for Davidson County, Tennessee, as follows:
Beginning at a pin in the margin of Twin Hills Drive, said pin being the property line between Lots No. 102 and 103; thence South 45 degrees 01' west 345 feet along the property line between said lots to a concrete monument in the rear of said lots; thence north 82 degrees 59' west 25 feet along the rear line of Lot No. 102; thence S41 degrees 39' west 330 feet to the point of beginning.

Tract II:
Being a parcel of land in the 10th Civil District of Davidson County, Tennessee, and being a portion of that property conveyed to John T. Arnold, et ux in Deed Book 5153, Page 503, Register's Office for said County, more accurately described according to a survey by Tommy E. Walker, T.R.L.S., as follows:

Beginning at an existing subdivision monument corner common to Lots 101 and 102 as shown on the plat of Shepard Hills, Section 8, Plat Book 2854, Page 120, said Register's Office) thence S 45 degrees 01' 00" w. 118.07' to an iron pin; thence N 46 degrees 06' 12" W. 155.03' to an iron pin; thence S 82 degrees 59' 00" E. 196.70' to the point of beginning containing .210 acres more or less.

This being the same property conveyed to Roy B. Thurmon by deed from Terry S. Calonge and wife, Sherri Calonge, of record in Book 9902, Page 643, Register's Office for Davidson County, Tennessee.

Being Parcel 36, Map 34-7

TO HAVE AND TO HOLD an undivided one-seventh (1/7) interest in and to the above described realty together with all improvements thereon and appurtenances thereunto belonging

unto the said JAMES EARL THURMOND and wife, JUDY G. THURMOND, as tenants by the entirety and unto their heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the above described realty, have a good and legal right to sell and convey same and that it is unencumbered.

WE FURTHER COVENANT to and with the grantees herein that we will forever warrant and defend the title unto an undivided one-seventh (1/7) interest unto the said JAMES EARL THURMOND and wife, JUDY G. THURMOND, and unto their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this 12th day of January, 1998.

Roy B. Thurmon
ROY B. THURMON

Venice S. Thurmon
VENICE S. THURMON

BK/PG 10859/956

STATE OF TENNESSEE
DYER COUNTY

Personally appeared before me, the undersigned Notary Public in and for the state and county aforesaid, Roy B. Thurmon and wife, Venice S. Thurmon, the bargainors hereinabove, with whom I am personally acquainted and who acknowledged that they executed the above and foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL OF OFFICE this 12th day of January, 1998, at Dyersburg, Tennessee.

Donna K. Rogers
NOTARY PUBLIC

DONNA K. ROGERS NOTARY PUBLIC AT LARGE DYER CO. TENN

MY COMMISSION EXPIRES: 7-19-2000

ADDRESS OF PURCHASERS: JAMES E. and JUDY G. THURMOND
310 Twin Hills Drive
Madison, TN 37115 Mail

PERSON RESPONSIBLE FOR TAXES: Roy B. Thurmond
1796 View Rd.
Dyersburg, Tn. 38024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000

Judy G. Thurmond
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March 1998.

D. Edwards
Deputy Register

2445 03/30 0101 02CHECK 83.00

98 MAR 30 PM 1:41
DAVIDSON COUNTY, TN.

0418389
IDENTIF. # REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10859 PG 957

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 20000.00
CON TX 74.00
PRFEE 1.00
MISCEL 8.00
TOTAL 83.00
CHECK 83.00

03/30/98 01 13:43 0001 2445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 18389
IDENTIF. A REFERENCE
98 MAR 30 PM 1:41

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 1272717