THIS INSTRUMENT WAS PREPARED BY: John J. Ross, Ross & Barlow, Attorneys 500 Main Street, Savannah TN 38372; 731 925-3974
voice 731 925-4472 fax e-mail: jnojross@bellsouth.net TN Bar # 7489

DEED OF PARTITION BETWEEN TENANTS IN COMMON

HARDIN COUNTY ASSESSOR # 429
MAP 70 GP PL 20
COMM RES FARM V
SPLIT V/I BY: LK

WHEREAS, MARIE WELLS, VIRGINIA ALMY a/k/a GINGER ALMY and MICHAEL WELLS ("First Party") and LYNN MANESS ("Second Party") (the First Party and the Second Party are together referred to as the "Parties") own together as tenants in common a certain tracts of land in Hardin, McNairy, Henderson and Davidson Counties, Tennessee, which were owned by CLAIBORNE FRANKLIN WELLS, Jr., who died testate in Hardin County, Tennessee, on April 12, 2011, and by his will which is of record in Will Book 11, page 208 in the Clerk and Master's Office of Hardin County and recorded in the Henderson County Register's Office in Deed Book 247, page 69, in the McNairy County Register's Office in Deed Book 219, page 138, and in the Davidson County Register's Office as Record Number * were devised to the parties in equal shares, and which property is described as follows (the "Property"): * 20110526-0040404

	address	acres	map	group	ctrl map	parcel
McNairy County						
	Meeks Road	285.86	22		22	7
	Hwy 22	5.2	7K	C	7F	12
	Stanford Rd	65.5	19		19	7
	Stanford Rd	177	19		19	7.01
Hardin County						
	White Oak Creek	84	31		31	5
	Hwy 69	87.5	70		70	28
	615 Gospel Lane	239.9	16		16	35
Henderson County						
	Hwy 22 N	2.5	51		51	32.01
	Wake Forest Rd	83	158		158	30
	Happy Hollow Circle	4.52	159B	E	159A	17.02
Davidson County						
	409 Randy Road, lot 87	2.11	Parcel ID 052 02 0 268.00			LOT 87 SEC 3 RAINBOW TERRACE

WHEREAS, by mutual consent and agreement, the Parties have decided to terminate their tenancy in common and to divide the Property between themselves,

HENDERSON COUNTY
ASSESSOR'S OFFICE
MAP 51 GP ____ PL 32.01
COMPLETE ( ) PARTIAL ( )
DG ASSESSOR
MK CLERK

HENDERSON COUNTY
ASSESSOR'S OFFICE
MAP 158 GP ____ PL 30.00
COMPLETE ( ) PARTIAL ( )
DG ASSESSOR
MK CLERK

BILL GARRETT, Davidson County
Trans:T20120029248 DEEDQC
Recvd: 04/23/12 09:36 5 pgs
Fees:27.00 Taxes:0.00
20120423-0034221

NOW, THEREFORE, for the purpose of making a division of the Property between the Parties, who have previously held the Property as tenants in common, and for and in consideration of the premises and the sum of One and No/100 ($ 1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, the First Party hereby conveys, remises, releases and forever quitclaims unto the Second Party, her heirs and assigns, all of their right, title and interest, in and to that portion of the Property described as follows:

MAP 70, PARCEL 28, HWY 69, HARDIN COUNTY, 87.5 ACRES
Source of title: Deed Book 78, page 292, 12/16/1974:

BEGINNING at a 60P nail in the center of State Route #69, the same being a point in Holmes north boundary line, also being the southeast corner of the tract herein described; thence north 16 degrees west with said highway 1785 feet; thence leaving said road south 78 degrees 30 minutes west 142 feet to a grader blade; thence with the meanders of Spring Branch as follows: south 78 degrees west 255.75 feet, north 69 degrees west 296 feet, south 81 degrees 30 minutes west 116 feet, south 20 degrees east 83 feet, south 31 degrees 30 minutes west 25.7 feet, north 75 degrees west 76.1 feet, south 78.3 feet, south 69 degrees 30 minutes west 51 feet, south 50 degrees west 94 feet, south 32 degrees east 69.1 feet, south 4 degrees west 58.5 feet, south 55 degrees west 56 feet, south 2 degrees west 128.3 feet, south 46 degrees west 95.4 feet, south 47 degrees east 68 feet, south 11 degrees west 66 feet, west 63 feet, south 15 degrees west 42 feet, south 20 degrees west 157 feet, south 60 degrees west 54 feet, south 80 degrees west 157 feet, south 82 degrees west 87 feet to the center of a prong of Beason's Creek; thence south 42 degrees west 45 feet to a fence corner; thence with said fence as follows: north 68 degrees west 61 feet, north 59 degrees west 48 feet, north 79 degrees west 127.6 feet, south 27 degrees 30 minutes west 43 feet, south 7 degrees 30 minutes west 83 feet, north 55 degrees west 70 feet, north 40 degrees west 47 feet, north 48 degrees west 44 feet, north 82 degrees 30 minutes west 26 feet, south 39 degrees 30 minutes west 67 feet, south 58 degrees 30 minutes west 36.5 feet, north 88 degrees west 129.2 feet, south 86 degrees west 108 feet to a stake in a fence; thence south 2 degrees east with an old fence a portion of the distance, the same being Johnson's east boundary line 1078 feet to a stake; thence north 89 degrees east with an old fence a part of the distance, the same being Wright's north boundary line 2345 feet to a stake in a fence; thence north with said fence a portion of the distance, the same being Holmes west boundary line 412.5 feet to a stake; thence east with Holmes north boundary line 298.5 feet to the beginning, containing 87.5 acres, more or less, right-of-way for State Route #69 excluded.

MAP 51 PARCEL 32.01; HWY 22N HENDERSON CO., 2.5 ac
SOURCE OF TITLE: DEED BOOK 119, PAGE 472, 2/18/78
BEGINNING on a stake in the East margin of State Highway No. 22 North; runs thence North 6 degrees West 219 feet with said margin to a stake; thence North 87 degrees 56 minutes East 424.2 feet to a stake in the center of an old road; runs thence South 1 degree 52 minutes West 187 feet with the center of aforesaid road to a stake; thence South 83 degrees 52 minutes West 395.5 feet to the beginning, containing 1.9 acres. True North used being 2 1/4th degrees West of Magnetic North. Said land is bounded North by gravel road, East by old Lex-Huntingdon Road.; South by lands of Wilson, West by Highway #22. This being the same land conveyed to Hughie Stiefel and wife, Doris Fay Stiefel by deed of Larry Melton and wife, Janice Melton, dated

August 27, 1976, and recorded in Deed Book 115, Pages 168-9,Register's Office, Henderson County, Tennessee.

This conveyance is made subject to a perpetual easement granted to the West Tennessee Public Utility District of Weakly, Carroll, and Benton Counties, Tennessee, by C.C. Wilson and Mrs. W.H. Wilson, dated July 29, 1955, by instrument of record in Book 77, Pages 464-5, Register's Office, Henderson County, Tennessee, being an easement 30 feet in width and 722 feet long, giving perpetual right to construct and maintain a gas transmission and distribution line across said premises with the right to inspect, maintain, and repair said line when necessary.

The above tract is also subject to a utility easement recorded in Deed Book 191, page 509, Register's Office of Henderson County, Tennessee, and described as follows:
Beginning at a point on the southern boundary of subject property, said point lying 30 feet, more or less, east of the southwestern corner of subject property, thence leaving said boundary in a northerly direction at an angle of 87 degrees, more or less, left, for a distance of 212 feet, more or less, to a point on the northern boundary of subject property, said point lying 40 feet, more or less, east of the northwestern corner of subject property.

Included in the above description but excluded herefrom is a portion of the same vested in the State of Tennessee by decree of the Circuit Court of Henderson County recorded in Deed Book 207, page 662, Register's Office of Henderson County, Tennessee, and described as follows:

BEGINNING at a point on the proposed east ROW line of State Project 39005-2215-14, said point on the common property line between Brent Booth and the grantor herein and located 42.65 feet right of survey centerline station 7+708.028; thence N 04° 43' 37" W 215.02 feet along said proposed ROW line to the point of intersection with the common property line between Donald G. Hopper, Etal., and the grantor herein, said point located 42.65 feet right of survey centerline station 7+773.565; thence N 89° 49' 44" W 49.90 feet along said common property line to the point of intersection with the existing east ROW line of S. R. 22, said point located 7.07 feet left of survey centerline station 7+774.863; thence S 04° 38' 44" E 219 feet along said existing ROW line to the point of intersection with the common corner between Brent Booth and the grantor herein, said point located 7.38 feet left of survey centerline station 7+708.113; thence N 85° 53' 27" E 50.03 feet along the common property line between Brent Booth and the grantor herein to the POINT OF BEGINNING and containing 0.249 acres, more or less.

Map 158, parcel 30.00, Wake Forest Rd, Henderson County, Tennessee; 83 acres
Deed Book 103, page 149-50; 10/04/72

Beginning on an iron stake 152 feet North of an old post oak stump which is the Northwest corner of Littles & Southwest corner of Thompson, stump is on the East line of the land herein described; runs thence from iron stake South 3 degrees West 1570 feet to an iron stake; runs thence North 88 ½ degrees West 2202 feet with an old hedge row and with Holland North line to a ditch, with an 18 inch Elm on the bank; runs thence North 9 degrees East 1700 feet with said ditch to a point on the South side of Story Road 25 feet from center of said road; runs thence with South side of road two calls: South 83 ½ degrees East 800 feet, North 74 ½ degrees East 192 feet to a metal stake 25 feet from center of road; runs thence South 20 ½ degrees West 64 feet to a metal stake (deed book 99, page 593, reads South 22-3/4 degrees

magnetic East 64 feet) being the Southwest corner of Swafford land; thence South 83 degrees East 1021 feet, (deed book 99, page 593, reads magnetic North 86 degrees East) to the beginning, and containing 83 acres. All measurements made with grade. True North used being 3 degrees East of Magnetic North.

Land in the 11th Civil District of Davidson County, Tennessee; 2.11 acres
Parcel ID 052 02 0 268.00, Deed Book 3641, page 329, 2/6/58:
Lot No. 87, on the Map of Rainbow Terrace, Section III, of record in Book 2133, page 20, R. 0. D. C. Tennessee. Lot Number 87 is described as follows:
Beginning at a point on the easterly margin of Randy Road at the common corner of lots 86 and 87; thence in a southerly direction along the easterly margin of Randy Road 118.8 feet to a point; thence in an easterly direction 84 feet; thence in a southeasterly direction 113.7 feet to a point; thence in a northeasterly direction 179.2 feet to a point; thence in an easterly direction 340 feet to a point; thence in a northerly direction 139.8 feet to a point on the line between lots Nos. 86 and 87; thence in a Westerly direction along the line between two said lots 613.1 feet to the easterly margin of Randy Road, the point of beginning.

This division and conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

Portions of the property are enrolled in the Green Belt Program and the First Party will be responsible for re-enrolling the same if necessary after this conveyance and for any roll back taxes for prior years assessed due to failure to re-enroll or removal from the Green Belt Program after this conveyance.

Simultaneously herewith, the Second Party is executing a similar Deed of Partition by which they convey to the First Party her interest in that remaining portion of the Property which is not herein conveyed.

WITNESS our hands this 5th day of April, 2012.

Marie Wells
MARIE WELLS

Ginger Wells Almy [Legal Name]
VIRGINIA ALMY a/k/a GINGER ALMY

Michael Wells
MICHAEL WELLS

STATE OF TENNESSEE
COUNTY OF HARDIN

Personally appeared before me, the undersigned Notary Public in and for said State and County, MARIE WELLS, VIRGINIA ALMY a/k/a GINGER ALMY, MICHAEL WELLS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, on this the 5th day of April, 2012.

My Commission Expires: 9/24/12

Notary Public

JOHN J. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY

STATE OF TENNESSEE)
COUNTY OF HARDIN)

The actual consideration for this transfer is $ -0-.

Lynn Maness
Affiant

Subscribed and sworn to before me on this 9th day of April, 2012.

Notary Public

My Commission Expires: ——

REGISTER OF DEEDS SEAL HARDIN COUNTY TN

No privilege taxes are due on the transfer(s) dissolving the tenancy in common; see T.C.A. §§ 67-4-409(a)(3)(B).

Address New Owner & Tax Bills
Lynn Maness
341 Barker Street
Adamsville TN 38310

MAP 70, PARCEL 28, HARDIN COUNTY, HWY 69, 87.5 ACRES
MAP 51 PARCEL 32.01; HWY 22N HENDERSON CO., 2.5 acres
Map 158, parcel 30.00, Wake Forest Rd, Henderson County, Tennessee, 83 acres
Parcel ID 052 02 0 268.00; 409 Randy Road, Lot 87;; Davidson County, 2.11 acres

Doug Bartholomew, Register
Henderson County
Rec #: 61054
Rec'd: 25.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 27.00
Instrument #: 72130
Recorded
4/17/2012 at 10:38 AM
in Deed Book
250
Pgs 375-379

Julie Gail Adkisson, Register
Hardin County Tennessee
Rec #: 94599
Rec'd: 25.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 27.00
Instrument #: 101842
Recorded
4/9/2012 at 1:13 PM
in Record Book
554
Pgs 471-475