This instrument prepared by:
John H. Carroll, Attorney at Law
P. O. Box 45, Main Street
Linden, TN 37096

Send all tax statements to: New Owners
Cheryl & Earl. Jones
4121 Gourley Rd.
Pegram, TN 37143

Prepared on information
furnished by: Cheryl E. Jones

Map: 112 Parcel: 017.00

This deed is prepared without the benefit of a current survey and the description used herein is based on the description in the previous deeds of record. This deed was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title thereto. Parties hereby acknowledge that John H. Carroll, Attorney At Law, is not the closing agent for this transaction, pursuant to provisions of Section 6045(e) of the Internal Revenue Code as amended by the Tax Reform Act of 1986.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **STEVE DUNCAN, VERNON DUNCAN and wife, EDITH DUNCAN,** have this day bargained and sold, and by these presents do hereby transfer and convey unto **CHERYL E. JONES and husband, EARL G. JONES,** their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at Lot #3 stake; thence North 61° W 85' to Lot # 4; thence North 64° W 85' to stake Lot #5; thence North 34° 30' East 200' stake in line, point in road; thence South 64° East 85', point in road; South 61° East 85', point in road; thence 200' W 34° 30' to beginning, two lots, 0.39 acres each.

Being the same property conveyed to Vernon Duncan and wife, Edith Duncan, by deed from H.B. Jones and Mary Edith Jones, dated June 9, 1965, of record in Book 3914, Page 781, RODCT. Subsequently, Vernon Duncan and wife, Edith Duncan quitclaimed their interest to Steve Duncan by deed dated March 21, 2014, of record as instrument number 2014-0325-0024208 in the Register's Office of Davidson County, Tennessee. However, in said conveyance, Vernon Duncan and wife Edith Duncan, retained a life estate in said property.

Note: the deed from Vernon Duncan and wife, Edith Duncan, to Steve Duncan, dated March 21, 2014, of record as instrument number 2014-0325-0024208 in the Register's Office of Davidson County, Tennessee, contained errors in that it described the "West" calls as "Southwest". The survey plat is being attached hereto for additional clarification.

The 2017 real property taxes will be assumed and paid by the Purchasers when they become due and payable.

BILL GARRETT, Davidson County
Trans:T20170007940 DEEDWARR
Recvd: 01/27/17 09:57 4 pgs
Fees:23.00 Taxes:92.50
20170127-0008919

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estates, titles and interests thereto belonging to the said **CHERYL E. JONES and husband, EARL G. JONES**, their heirs and assigns, forever.

AND WE DO COVENANT with the said **CHERYL E. JONES and husband, EARL G. JONES,** that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said **CHERYL E. JONES and husband, EARL G. JONES**, their heirs and assigns, against the lawful claims of all persons, whomsoever.

VERNON DUNCAN and wife, EDITH DUNCAN, join in this conveyance to convey their respective Life Estate interests.

WITNESS our hands this the 25th day of January, 2017.

STEVE DUNCAN

VERNON DUNCAN **EDITH DUNCAN**

* * * * **ACKNOWLEDGMENT** * * * *

STATE OF TENNESSEE
COUNTY OF PERRY

Personally appeared before me **STEVE DUNCAN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within named instrument for the purposes herein contained.

WITNESS my hand and official seal this the 25th day of January, 2017.

My Commission Expires:
12/5/17

KAREN BAKER STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY

[SEAL]

NOTARY PUBLIC

* * * * **ACKNOWLEDGMENT** * * * *

STATE OF TENNESSEE

COUNTY OF PERRY

Personally appeared before me **VERNON DUNCAN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within named instrument for the purposes herein contained.

WITNESS my hand and official seal this the 25th day of January, 2017.

My Commission Expires:

12/5/17

[SEAL] KAREN BAKER STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY

Karen Baker

NOTARY PUBLIC

* * * * **ACKNOWLEDGMENT** * * * *

STATE OF TENNESSEE

COUNTY OF PERRY

Personally appeared before me **EDITH DUNCAN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within named instrument for the purposes herein contained.

WITNESS my hand and official seal this the 25th day of January, 2017.

My Commission Expires:

12/5/17

[SEAL] KAREN BAKER STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY

Karen Baker

NOTARY PUBLIC

* * * * **AFFIDAVIT** * * * *

STATE OF TENNESSEE

COUNTY OF PERRY

I hereby swear or affirm that the actual consideration for this transfer or value of the property, whichever is greater, is $ 25,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Cheryl Jones

AFFIANT

Subscribed and sworn to before me this the 26th day of January, 2017.

My Commission Expires:

12/5/17

[SEAL] KAREN BAKER STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY

Karen Baker

NOTARY PUBLIC OR REGISTER



Five parcels of land, each being a portion of Tract # of record in Book , Page , R.O.D.C., Tennessee.

Surveyed in Jan. 1965 by L. H. Hutchison.