

THIS INSTRUMENT PREPARED BY:  
BILLY W. TOWNSEND, ATTORNEY AT LAW  
26 WEST LINDEN AVENUE  
P.O. BOX 340  
HOHENWALD, TENNESSEE 38462

SEND TAX STATEMENTS :

Mr. Michael Hinson

308 S Maple  
Hohenwald, TN 38462

TM: 53 G:  
P: 23

WARRANTY DEED

Record Book  
62 P 48

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand paid to the Grantor by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, D. N. BATES, have bargained and sold and do by these presents hereby transfer and convey unto MICHAEL HINSON, his heirs and assigns, all of my right, title and interest, in and to the following described tract or parcel of land, to-wit:

Being and Lying in the Third (3rd) Civil District of Lewis County, Tennessee, being south of and adjacent to Switzerland Road, 50 foot in width, and being more particularly described as follows, to-wit:

beginning at an iron pin found in the south margin of Switzerland Road, 50 foot in width, said iron pin being the northeast corner of the tract being described, and being the northwest corner of Earl Reed as recorded in Deed Book A-7, Page 662, Register's Office of Lewis County, Tennessee; thence with Reed south 18 degrees 45 minutes 02 seconds east 144.35 feet to an iron pin found; thence south 2 degrees 05 minutes 48 seconds west 98.47 feet to an iron pin found; thence south 47 degrees 17 minutes 36 seconds west 136.52 feet to an iron pin found, said iron pin being the southeast corner of the tract being described, and being the northern most northeast corner of Charles McCalip as recorded in Deed Book A-53, Page 544, Register's Office of Lewis County, Tennessee; thence leaving Reed with McCalip north 88 degrees 00 minutes 00 seconds west 198.04 feet to an iron pin set in the east boundary of C. P. Mayfield as recorded in Deed Book 22, Page 185, Register's Office of Lewis County, Tennessee, said iron pin being the southwest corner of the tract being described, and being the northwest corner of McCalip; thence with Mayfield north 12 degrees 56 minutes 19 seconds west 341.03 feet to a point in a ditch and the south margin of Switzerland Road, 50 foot in width, said point being the northwest corner of the tract being described, and being the northeast corner of Mayfield; thence with the south margin of said road south 88 degrees 00 minutes 00 seconds east 332.00 feet to the point of beginning and containing 2.38 acres, as surveyed by Kenneth Carroll, Tennessee License No. 1335, dated February 22, 1999.

EXHIBIT

Collective

12

tabbles

Being the same description as set forth in a deed to D. N. Bates, from Lewis County Broadcasting Company, dated June 16, 1999, of record in Deed Book A-88, Page 282, Register's Office of Lewis County, Tennessee.

The above described tract is subject to any and all power and/or utility easements and/or right of ways.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MICHAEL HINSON, his heirs and assigns, in fee simple forever.

I DO COVENANT with the said MICHAEL HINSON, his heirs and assigns, that I am lawfully seized and possessed of said land in fee simple and that I have a good and lawful right to convey it and that 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 unto the said MICHAEL HINSON, his heirs and assigns, against the lawful claims of all persons whomsoever.

Preparer is not the closing agent pursuant to Section 6045 of Internal Revenue Code as amended by the Tax Reform Act of 1986.

WITNESS my signature this the 8 day of March, 2005.

  
\_\_\_\_\_  
D. N. BATES

STATE OF TENNESSEE

COUNTY OF PERRY

Personally appeared before me, the undersigned, a Notary Public, the within named bargainer, D. N. BATES, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal in the aforesaid State and County, on this the 8 day of March, 2005.

  
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NOTARY PUBLIC



My Commission Expires: 5/24/07

STATE OF TENNESSEE

COUNTY OF PERRY

I, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is \$ 60,000.00 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.

[Signature]  
AFFIANT

SUBSCRIBED & SWORN to before me on this the 9 day of March, 2005.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 7-28-07



Phelia Green, Register	
Lewis County Tennessee	
Rec #: 16216	Instrument 16265
Rec'd: 15.00	#Pg: 11 Pg 209
State: 222.00	
Clerk: 1.00	Recorded
EDP: 2.00	3/9/2005 at 9:27 am
Total: 240.00	in Record Book
	62 Pages 49-50

