

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, I, **MICHAEL EUGENE SEXTON**, have this day granted, bargained, and sold by these presents do transfer and convey unto **O. K. SMITH, JR.**, his heirs and assigns, all my right, title and interest in and to the hereinafter described lands, situated in the 2nd Civil District, County of **WEAKLEY**, State of **TENNESSEE**, and more particularly described as follows, to-wit:

BEGINNING at an iron pin found in the south margin of Travis Road said pin is located in the side of a ditch bank on the South side of said Road, and is 25 feet from the centerline of said road said pin is located 47.6 feet southeast of a chain link fence corner post on the Hayes lot (Averritt Express), said iron pin is the northeast corner of Hayes and the Northwest corner of the tract being described herein; thence running from said point of beginning along the South margin of Travis Road, South 54 degrees 52 minutes 37 seconds East, 284.23 feet to an iron pin set in said South margin, said pin is 25 feet South of the centerline of said Road; thence making new lines thru Swaim and Kelly as follows: South 08 degrees 20 minutes 36 seconds West, 294.08 feet, to an iron pin set; north 67 degrees 57 minutes 00 seconds West, 284.52 feet to an iron pin found at the Southeast corner of Hayes, said pin is 38.4 feet Southeast of a chain link fence corner post of Hayes; thence running with the east line of Hayes, North 12 degrees 00 minutes 00 seconds East, (passing an iron pin set on line at 345.45 feet), for a total distance of 355.45 feet to the point of beginning, containing 2.000 acres.

BEING the same conveyed to Michael Eugene Sexton by deed of Van Swaim and wife, Shirley Swaim and Larry Kelly and wife, Virginia Kelly, dated November 11, 1993, and recorded in the Register's Office of Weakley County, TN., in Deed Book 332, Page 188.

BEING ALL OF MAP 72, PARCEL 40 AS SHOWN ON THE L. ROBERT KIMBALL MAPS OF WEAKLEY COUNTY, TN.

1997 taxes will be pro-rated as of the date of this deed and will be paid at closing.

1998 taxes will be paid by: RECORD OWNER

RECORD OWNER: O. K. SMITH, JR.
115 N. McCombs Street
Martin, TN 38237
ADDRESS

TO HAVE AND TO HOLD the premises unto the said **O. K. SMITH, JR.**, his heirs and assigns, forever.

Approved for Recording
Date 12-11-97

David A. Tuck
Tax Assessor

Map 72

Group _____

Parcel 40

Split no

The said MICHAEL EUGENE SEXTON, does hereby covenant that he is lawfully seized and possessed of an indefeasible estate in fee in the premises hereby conveyed; that he has a good right to convey the same; that the said premises are free and clear of any incumbrances, and that he will warrant and defend the title to the said premises unto the said vendee, his heirs and assigns, forever, against the lawful claims and demands of all persons whomsoever.

The said vendor and all persons rightfully claiming under him will from time to time and at all times, at the request and cost of the said vendee, his heirs and assigns, execute all such further assurances for the further or more perfectly satisfactorily assuring and confirming the said hereditaments and premises hereby granted as shall be necessary to effectuate the purposes of this instrument.

Witness my hand, this the 5th day of December, 1997.

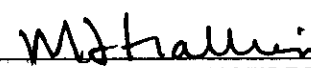
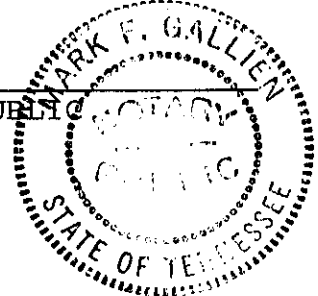

MICHAEL EUGENE SEXTON

STATE OF TENNESSEE

COUNTY OF WEAKLEY

On this the 5th day of December, 1997, before me personally appeared MICHAEL EUGENE SEXTON to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

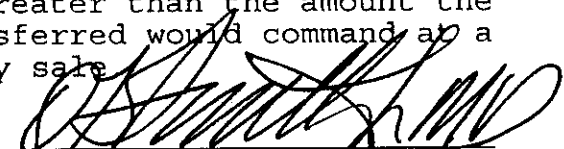
WITNESS my hand and Seal of office in MARTIN, TENNESSEE, on the day and date above written.


NOTARY PUBLIC 

My commission expires:
7-19-98

STATE OF TENNESSEE
COUNTY OF WEAKLEY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$70,000.00, which amount is equal to or greater than the amount the property transferred would command at a fair voluntary sale.


AFFIANT

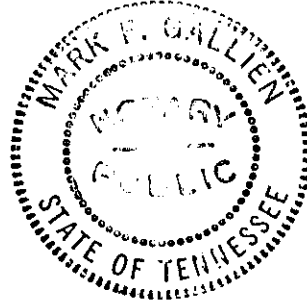
Subscribed and sworn to before me this
5th day of December, 1997.

Mark F. Gallien
NOTARY PUBLIC

My commission expires:

7-19-98

THIS INSTRUMENT PREPARED BY:
MARK F. GALLIEN, P.C.
ATTORNEY AT LAW
P.O. BOX 230
MARTIN, TENNESSEE 38237



sja

State of Tennessee, County of WEAKLEY
Received for record the 11 day of
DECEMBER 1997 at 8:30 AM. (RECN 8653)
Recorded in Book D360 pages 368- 370
State Tax \$ 259.00 Clerks Fee \$ 1.00,
Recording \$ 12.00, Total \$ 272.00,
Register of Deeds HOUSTON W. PATRICK
Deputy Register ALICIA MCKELVY