

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 considerations, I, **THELMA F. FRY** (by and through my attorney-in-fact, **JOE W. FRY**) have this day granted, bargained and sold by these presents do transfer and convey unto **O. K. SMITH, JR.**, his heirs and assigns, the hereinafter described lands, situated in the **2ND** Civil District of the County of **WEAKLEY**, State of **TENNESSEE**, and more particularly described as follows, to wit:

BEGINNING at a set iron pin in the west margin of Willow Street, 14.47 feet from centerline, said pin being the northeast corner of Rushing, Deed Book 274, Page 453; runs thence with the north line of rushing, north 82 degrees 59 minutes 45 seconds West, 78.62 feet to a set iron pin and cap in the northwest corner of Rushing, the east line of Rushing, Deed Book 221, Page 414; thence with the East line of Rushing, north 3 degrees 52 minutes 00 seconds East, 94.56 feet to a found axle in the southwest corner of Burton, Deed Book 197, Page 132; thence with the south line of Burton, south 86 degrees 58 minutes 15 seconds East, 77.16 feet to a set iron pin in the west margin of Willow Street; thence with the west margin of said Street South 3 degrees 05 minutes 32 seconds West, 100.00 feet to the point of beginning and containing 0.174 acres, more or less. Bearings are based on a magnetic reading taken on January 15, 1987. There is situated on the above described property a brick and frame triplex.

BEING the same conveyed to Thelma F. Fry by deed of D. Laws Rushing and wife, Marilyn W. Rushing, dated August 2, 1991, and recorded in the Register's Office of Weakley County, TN., in Deed Book 317, Page 179. Thelma F. Fry gave power of attorney to her son, Joe W. Fry, recorded in Deed Book D349, Page 415, ROWCT.

BEING ALL OF MAP 73L, GROUP E, PARCEL 24.01 AS SHOWN ON THE L. ROBERT KIMBALL MAPS OF WEAKLEY COUNTY, TN.

THE ABOVE TRACT HAS A PROPERTY ADDRESS OF 104 WILLOW LANE, MARTIN, TN 38237.

1996 taxes will be pro-rated at closing and will be paid by: RECORD OWNER

RECORD OWNER: O. K. SMITH, JR., AND WIFE,

115 N. McComb St.
Martin, TN 38237
ADDRESS

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

The said **THELMA F. FRY** (by and through my attorney-in-fact, **JOE W. FRY**) do hereby covenant that she is lawfully seized and possessed of an indefeasible estate in fee in the premises hereby conveyed; that she has a good right to convey the same; that the said premises are free and clear of any incumbrances, and that she will warrant and defend the title to the said premises unto the said vendees, their heirs and assigns, forever, against the lawful claims and demands of all persons whomsoever.

The said vendors and all persons rightfully claiming under her will from time to time, and at all times, at the request and cost of said vendees, their 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 hands this the 15th day of July, 1996.

Thelma F. Fry
THELMA F. FRY

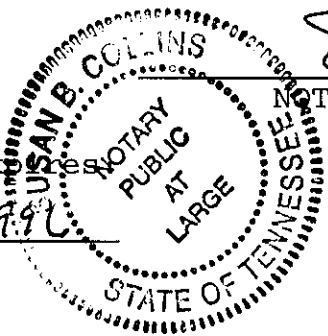
BY: Joe W. Fry
JOE W. FRY, AS ATTORNEY IN FACT
OF THELMA F. FRY, ACTING UNDER
POWER OF ATTORNEY RECORDED IN DEED BOOK
349, PAGE 415 REGISTER'S OFFICE,
WEAKLEY COUNTY, TENNESSEE

STATE OF TENNESSEE

COUNTY OF WEAKLEY

On this 15 day of July, 1996, before me personally appeared JOE W. FRY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THELMA F. FRY and acknowledged that he executed the same as the free act and deed of THELMA F. FRY.

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

My Commission Expires Oct. 29, 1996

Susan B. Collins
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WEAKLEY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$111,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

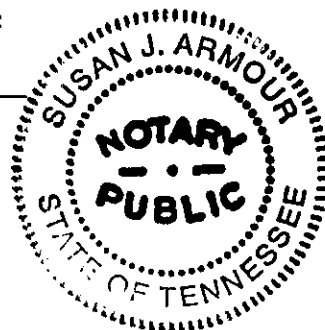
Susan B. Collins
AFFIANT

Subscribed and sworn to before me this the 15 day of July, 1996.

Susan J. Armour
NOTARY PUBLIC

MY COMMISSION EXPIRES:

July 19, 1998



THIS INSTRUMENT PREPARED BY:
MARK F. GALLIEN, P.C.
Attorneys at Law
P.O. Box 230
Martin, TN 38237

Approved for Recording
Date 7-16-96

Ralph Cooper

Tax Assessor

Map 73C

Group E

Parcel 24.01

Split no

State of Tennessee, County of WEAKLEY
Received for record the 16 day of
JULY 1996 at 9:00 AM. (RECH 10083)
Recorded in Book D350 pages 167- 169
State Tax \$ 410.70 Clerks Fee \$ 1.00,
Recording \$ 12.00, Total \$ 423.70,
Register of Deeds HOUSTON W. PATRICK
Deputy Register ALICIA MCKELVY