

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **FLOY W. MOLES**, this day bargained and sold, and do hereby transfer and convey unto **BRANDON RICHARDS**, his heirs and assigns, certain real estate which is located in the Nineteenth (19th) Civil District of ~~White~~
Putnam County, Tennessee, described as follows:

Map 025, Parcel 7.00

Beginning at a 3/8" rebar (found) on the northwestern right-of-way of Old Highway 42 being the northeastern corner of this described parcel as well as being located S51°30'06" W 54.04 feet from a water valve and furthermore being located N89°05'52"W 64.70 feet from a power pole; thence going with the highway right-of-way S43°58'30" W 113.59 feet; thence along a curve having an arc length of 297.58 feet. with a radius of 557.60 feet, and a chord of S62°44'38"W 294.06 feet to a 1/2" pipe (set); thence leaving the highway and going with the Danny Smith property being located on the western side of a creek N20°40'29"E 225.82 feet to a steel fence post; thence continuing with the Smith property and crossing the creek S61°43'00"E 20.49 feet to a steel fence post; thence continuing with the same being located on the eastern side of the creek N18°33'25"E 228.614 feet to a 1/2" pipe (set); thence leaving the Smith property and going with the Larry Mason property S72°44'05"E 296.93 feet to the beginning being 1.89 acres as surveyed by Christopher M. Vick R.L.S.#2164 on 29 May, 2008, See also Warranty Deed Book 71, page 354.

Being the same property conveyed to Floy W. Moles, by Executrix Quitclaim Deed, from Floy W. Moles, Executrix for the Estate of Gratice Dean Maxwell, dated 112/31/2009 and recorded 1/13/2010 in Record Book 566, Page 792, in the Register's Office for ~~White~~
Putnam County, Tennessee.

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns against the lawful claims of all persons.

SEND TAX NOTICES:

Brandon Richards
4129 Burgess Falls Road
Sparta, TN 38583

ASSESSOR OF PROPERTY
PUTNAM COUNTY
MAP 25 GR _____ PAR 7.00
COMPLETE PART OF

Witness my hand, this 29th day of December, 2014.

FLOY W. MOLES

STATE OF TENNESSEE)
COUNTY OF WHITE)

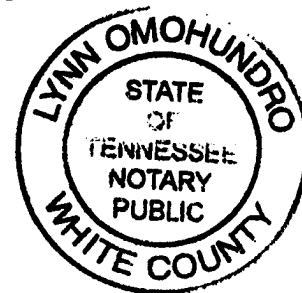
Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named FLOY W. MOLES, with whom I am personally acquainted or proved to me upon the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2014.

Lynn Omo Hundro
NOTARY PUBLIC

My Commission Expires: 5/25/16

STATE OF TENNESSEE)
COUNTY OF WHITE)



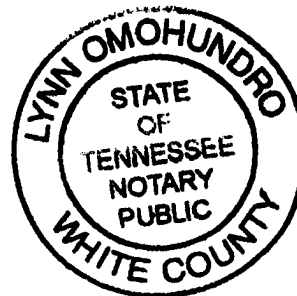
The actual consideration or value whichever is greater, for this transfer is \$40,000.00.

[Signature]
AFFIANT

Sworn to and subscribed before me,
this 29th day of December, 2014

Lynn Omo Hundro
NOTARY PUBLIC

My Commission Expires: 5/25/16



Harold Burris, Register
Putnam County
Rec #: 131266 Instrument #: 173079
Rec'd: 10.00 Recorded
State: 148.00 1/5/2015 at 8:22 AM
Clerk: 1.00 in Record Book
Other: 2.00 852
Total: 161.00 Pgs 581-582