

239
340-341

Current Deed

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS cash with other valuable considerations, the receipt and sufficiency whereof being hereby acknowledged, We, **George Travis Johnson** and wife, **Linda H. Johnson**, have bargained and sold and by these presents confirm, sell, transfer and convey unto the said **Jeffrey C. McEarl** and wife, **Holly C. McEarl**, their heirs and assigns forever in fee simple, all of the following real estate located in the ELEVENTH CIVIL DISTRICT, DECATUR COUNTY, TENNESSEE, more particularly bounded and described as follows, towit:

BEGINNING on a steel stake located on the South margin of Lafon Road, at a point approximately South 75 degrees 49 minutes 33 seconds East 163.92 feet from a stake which is located South 58 degrees 53 minutes 40 seconds East 11.08 feet from the intersection of the East margin of Riverview Drive as it intersects the South margin of Lafon Road, runs thence South 05 degrees 33 minutes 11 seconds East 447.48 feet to a steel stake on the bank of Tennessee River/Kentucky Lake; thence with the same in an Eastern direction 128.18 feet to a steel stake on the bank of said river; thence North 02 degrees 31 minutes 02 seconds West 432.90 feet to a steel stake on the West margin of said road; thence North 85 degrees 45 minutes 31 seconds west 22.31 feet to a steel stake on the South margin of said road thence North 75 degrees 49 minutes 33 seconds West 125.00 feet to the point of beginning. Survey as per William R. Ashe, R.L.S. No. 934, dated March 20, 1990. Measurements with the grade. Said legal description is the same description as contained in the previous deed of record.

This is the identical real estate conveyed to George Travis Johnson and wife, Linda H. Johnson from Whit Lafon and wife, Nell Lafon by Warranty Deed dated September 30, 1998, of record in the Register's Office of Decatur County, Tennessee, in Deed Book 140, page 463.

Subject to Restrictions as shown of record in Deed Book 140, page 463, in the Register's Office of Decatur County, Tennessee.

Subject to Flowage easements to the United States of America, Tennessee Valley Authority dated January 28, 1943, of record in the Register's Office of Decatur County, Tennessee, in Deed Book 40, page 286.

TO HAVE AND TO HOLD the same, with all of the appurtenances, estate, title and interest thereto belonging unto the said **Jeffrey C. McEarl** and wife, **Holly C. McEarl**, their heirs and assigns forever in fee simple, with whom we covenant that we are lawfully seized and possessed thereof in fee simple with a good and lawful right to sell and convey it and that the same is unencumbered. We further covenant and bind ourselves, our heirs and personal representatives, to warrant and forever defend the title thereto unto the said **Jeffrey C. McEarl** and wife, **Holly C. McEarl**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this the 16 day of April, 2008.

DECATUR COUNTY ASSESSOR'S OFFICE
MAP 117 GP PARCEL 010.04

BK/PG: 239/340-341

08053722

DEED 2 PG 8A:11901
04/18/2008 10:14 AM
VALUE 50000.00
MTG TAX 0.00
TRN TAX 185.00
REC FEE 10.00
DE FEE 2.00
REG FEE 1.00
TOTAL 198.00

STATE OF TENNESSEE, DECATUR COUNTY

DON DAVIS
REGISTER OF DEEDS

George Travis Johnson
George Travis Johnson

Linda H. Johnson
Linda H. Johnson

STATE OF TENNESSEE

COUNTY OF Chester

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **George Travis Johnson** and wife, **Linda H. Johnson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within and foregoing WARRANTY DEED instrument for the purposes therein contained.

My Commission expires 5-17-08.

Witness my hand and official seal at office in Henderson, Tennessee, this the 16 day of April, 2008.

Lori K. Gaugh
NOTARY PUBLIC



Name of owner and person responsible
for payment of real property taxes:

Jeffrey C. McEarl, et ux.
4345 Wilson School Road
Henderson, Tennessee 38340

THIS INSTRUMENT WAS PREPARED BY:
LARRY F. McKENZIE
ATTORNEY AT LAW
HENDERSON, TENNESSEE

NO OWNER'S TITLE OPINION RENDERED
NO OPINION RENDERED AS TO ACCURACY
OF LEGAL DESCRIPTION

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is \$ 50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jeffrey C. McEarl, AFFIANT

Subscribed and sworn to before me this the 16 day of April, 2008.

Lori K. Gaugh

REGISTER OR NOTARY PUBLIC

