

This instrument prepared by Townsend and Townsend, Attorneys,
58 Tennessee Avenue South, Parsons, Tennessee 38363

WARRANTY DEED
=====

Restrictions

WD140
463 465

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 ----- (\$17,500.00) ----- DOLLARS, cash in hand paid to the Grantors by the Grantees, the receipt of which is hereby acknowledged, WE, **WHIT LAFON AND WIFE, NELL LAFON**, as Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **GEORGE TRAVIS JOHNSON AND WIFE, LINDA H. JOHNSON**, as tenants by the entireties, as Grantees, their heirs and assigns, a certain tract or parcel of land described as follows:

Map ¹¹⁷ 116, Group --, Ctl Map ¹¹⁷ 116, Parcel 10.04

Being and lying in the Eleventh Civil District of Decatur County, Tennessee, and located on the Tennessee River and lying between the Lafon Road and the Tennessee River, and more particularly described as follows:

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 123.18 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. #934, dated March 20, 1990. Measurements with the grade.

This being a portion of the same land conveyed to Whit Lafon by deed from James A. Carr, et al, dated April 29, 1989, of record in Deed Book 109, Page 744, Register's Office of Decatur County, Tennessee, and is subject to the following:

1. Flowage easements conveyed by Metta Bell Hinkle, et al, to the United States of America, Tennessee Valley Authority, dated January 28, 1943, and recorded in Deed Book 40, Page 286, Register's Office of Decatur County, Tennessee, and identified as Tract No. GIR-7708-F.

DECATUR COUNTY ASSESSOR'S OFFICE
MAP 116 GP PARCEL 10.04
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2. Such easements for roads, streets, highways, utility lines, passageways, and similar servitudes which may actually exist on said tract, if any, as may affect as property, whether recorded or unrecorded, and as a visible inspection of the premises may reveal.
3. Taxes for the current year of 1998, which the Grantors hereby agree to pay and discharge when due.
4. No permanently placed house trailer or recreational vehicle shall be located on said lots.
5. All residences or living units located on said lots must have at least 900 square feet of enclosed living space, and subject to permanent heating and cooling.
6. No outside pets shall be left on said lots, unattended.
7. No outbuildings of any kind shall be located within 10 feet of any property line.
8. All residences must have indoor toilet facilities. No outside toilet facilities will be permitted.

TO HAVE AND TO HOLD said land with the appurtenances, estate, title and interest thereto belonging, unto the Grantees, their heirs and assigns in fee simple forever. And the Grantors do covenant with the Grantees that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and that the same is unencumbered, except as herein stated.

And the Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever, except as to those matters herein mentioned.

WITNESS our signature this the 30 day of September, 1998.


Whit Lafon


Nell Lafon

----- ACKNOWLEDGMENT -----

STATE OF TENNESSEE
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **WHIT LAFON AND WIFE, NELL LAFON**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of September, 1998.

Helga S. Neisen
Notary Public

My Commission Expires: 8-21-02

(Statement required by TCA 67-4-409(a)(6)(A) as amended)

STATE OF TENNESSEE
COUNTY OF Madison

The undersigned hereby swears or affirms that the actual consideration of this transfer or value of the property transferred, whichever is greater is \$17,500.00, which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

Whit Lafon
(affiant)

Sworn to and subscribed before me, this 30 day of September, 1998.

Helga S. Neisen
Notary Public

My Commission Expires: 8-21-02

Name and Address of Property Owners:
GEORGE TRAVIS JOHNSON, et ux,
LINDA H. JOHNSON
66 SHERRELL DRIVE
JACKSON, TENNESSEE 38301

Name and Address of Persons responsible for Payment of
Real Property Taxes:
Same as Owners

State of Tennessee, County of DECATUR
Received for record the 08 day of
DECEMBER 1998 at 10:24 AM. (REC# 21982)
Recorded in Book WD140 pages 463- 465
State Tax \$ 64.75 Clerks Fee \$ 1.00,
Recording \$ 14.00, Total \$ 79.75,
Register of Deeds DON DAVIS
Deputy Register AMY MCFALL