

Table of Contents

Aerial Map	2
Schedule of Fees for Real Estate from Wood Law Offices, PC	3
Deed	4
Survey of 33.703 +/- Acres	9
Survey of 7.377 +/- Acres	10

Tract 2
7.377± Acres

Tract 1
33.703± Acres

Culps Bend Rd

Culps Bend Rd

Dobber Rd

Dobber Rd

Dobber Rd

128

128

128



WOOD LAW OFFICES, P.C.

A Professional Corporation

Parsons • Lexington

Attorneys at Law
Ricky L. Wood
Hannah Wood Lee

Parsons Office ☐
36 Tennessee Avenue S.
Post Office Box 636
Parsons, TN 38363
731-847-6713
731-847-7902 Fax
woodlaw@netease.net

SCHEDULE OF FEES FOR REAL ESTATE

CLOSING

Closing Fee (usually split between buyer and seller) \$500.00

TITLE INSURANCE

Title Insurance- Scheduled Rate

TITLE OPINION

Preliminary Title Opinion in Decatur County	\$150.00
Preliminary Out of County	\$200.00
Final Title Opinion	\$50.00
Updated (within 6 months of original opinion)	\$50.00

DOCUMENT PREPARATION

Deed	\$50.00
Deed of Trust	\$50.00
Promissory Note	\$50.00
Amortization Schedule	\$10.00
Release	\$50.00

MISCELLANEOUS FEES

Courier Fee	\$50.00
-------------	---------

Lexington Office ☐
24 Monroe Avenue
Post Office Box 371
Lexington, TN 38351
731-968-9908
731-968-1577 Fax
woodlaw1@netease.net

Prepared by:
Cagle & Boehms
Attorneys at Law
103 West Main Street
Hohenwald, TN 38462
931-796-2221

Responsible party for Tax purposes:
MAXIE JONES,
dba TENNESSEE RIVER INVESTORS
325 Fairway Lane
Counce, TN 38326

Portion of Map 131,
Parcel 008.00

County: Perry
District: 1st Civil

Name & Address of property owner:
Same as above

APPROVED BY PROPERTY ASSESSOR
Map 131 Parcel 8.00 Portion
Garry Horner, Assessor

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand, paid, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged ELLA INMAN, BOBBY INMAN, MEMORI GRIMES, JANNIFER MICHELLE BURCHETT AND JOSHUA WALKER the rightful and lawful heirs to the Estate of DONALD RALPH INMAN; Perry County Docket No. PR3-240; have this day bargained and sold, and by these presents does hereby bargain, sell, transfer, convert and confirm unto MAXIE JONES, DBA TENNESSEE RIVER INVESTORS, his heirs, successors and assigns, in fee simple, forever, all the rights, title, claim, and interest they may have in the following described realty.

DESCRIPTION OF A
33.703 ACRE TRACT
TRACT 7
FOR THE DONALD R. INMAN ESTATE

A tract or parcel of land, lying and being situated in the 1st Civil District of Perry County, Tennessee, being a portion of the property conveyed to Donald R. Inman and wife Tommie Jean Inman by deed recorded in Deed Book L-15, Page 355, in the Registers Office of said county (R.O.P.C.) and being more particularly described as follows:

BEGINNING on a P-K Nail Set, in the centerline of Dobber Road, being the northeast corner of a tract conveyed to Ricky Wheat by deed recorded in Deed Book P-19, Page 660 (R.O.P.C.) and the northwest corner of the herein described tract;

RUNS THENCE along and with the centerline of said Dobber Road, being a severance line and the north boundary of the herein described tract as follows:

S 53° 58' 52" E, a distance of 10.60 feet,
S 54° 25' 07" E, a distance of 259.81 feet,
S 51° 24' 00" E, a distance of 220.13 feet,
S 48° 56' 15" E, a distance of 199.06 feet,
S 46° 34' 22" E, a distance of 199.26 feet,
S 43° 55' 11" E, a distance of 100.10 feet,
S 39° 20' 44" E, a distance of 101.58 feet,
S 32° 45' 29" E, a distance of 102.27 feet,
S 27° 49' 27" E, a distance of 217.25 feet,
S 28° 29' 48" E, a distance of 77.04 feet,
S 31° 29' 20" E, a distance of 57.47 feet, to a point, in the intersection of the centerline of said Dobber Road and the west right-of-way of State Highway 128, (based on a total width of 50 feet), being the southeast corner of the remainder of the tract of which the herein described tract is a part and an exterior corner of the herein described tract;

RUNS THENCE along and with the north right-of-way of said State Highway 128, being the south boundary of the herein described tract as follows:

S 29° 14' 19" W, a distance of 296.23 feet,
S 31° 12' 10" W, a distance of 131.96 feet,

S 35° 53' 00" W, a distance of 101.48 feet,
S 41° 17' 28" W, a distance of 104.76 feet,
S 47° 16' 43" W, a distance of 101.81 feet,
S 51° 39' 15" W, a distance of 100.14 feet,
S 56° 38' 07" W, a distance of 99.42 feet,
S 60° 53' 38" W, a distance of 98.98 feet,
S 64° 33' 02" W, a distance of 574.74 feet, to a #4 Rebar Set, in the north right-of-way of said State Highway 128, being the southeast corner of the aforementioned Wheat tract and the southwest corner of the herein described tract;

RUNS THENCE N 03° 45' 38" E, passing a #4 Rebar Set, at a distance of 2,125.85 feet, continuing a distance of 29.47 feet, for a total distance of 2,155.32 feet, along and with the east boundary of said Wheat tract, being the west boundary of the herein described tract, to the POINT OF BEGINNING, containing 33.703 acres of land, more or less, and is subject to any legal right-of-way of the aforementioned Dobber Road.

DESCRIPTION OF A
7.377 ACRE TRACT
TRACT 8
FOR THE DONALD R. INMAN ESTATE

A tract or parcel of land, lying and being situated in the 1st Civil District of Perry County, Tennessee, being a portion of the property conveyed to Donald R. Inman and wife Tommie Jean Inman by deed recorded in Deed Book L-15, Page 355, in the Registers Office of said county (R.O.P.C.) and being more particularly described as follows:

BEGINNING on a P-K Nail Set, in the centerline of Dobber Road, being the northeast corner of a tract conveyed to William R. Frazier Sr. Revocable Living Trust, William R. Frazier Sr. Trustee by deed recorded in Deed Book D-17, Page 79 (R.O.P.C.) and the southeast corner of the herein described tract;

RUNS THENCE N 83° 42' 35" W, passing a #4 Rebar Set, at a distance of 33.80 feet, continuing a distance of 837.64 feet, for a total distance of 871.44 feet, along and generally with a Painted Line, being the north boundary of said Frazier tract and the south boundary of the herein described tract, to a 12" Hickory, being an interior corner of said Frazier tract and the southwest corner of the herein described tract;

RUNS THENCE N 03° 47' 38" E, passing a #4 Rebar Set, at a distance of 477.10 feet, continuing a distance of 29.80 feet, for a total distance of 506.90, along and generally with a Painted Line, being the east boundary of said Frazier tract and the west boundary of the herein described tract, to a point, in the centerline of Culps Bend Road, being a northeast corner of said Frazier tract and the northwest corner of the herein described tract;

RUNS THENCE along and with the centerline of said Culps Bend Road, being the north boundary of the herein described tract as follows:

N 54° 27' 22" E, a distance of 42.42 feet,
N 78° 18' 59" E, a distance of 82.75 feet,
N 86° 57' 29" E, a distance of 49.63 feet,
S 85° 46' 38" E, a distance of 69.18 feet, to a point, in the centerline intersection of said Culps Bend Road and the aforementioned Dobber Road, being the northeast corner of the herein described tract;

RUNS THENCE along and with the centerline of said Dobber Road, being the east boundary of the herein described tract as follows:

S 53° 02' 38" E, a distance of 74.72 feet,
S 47° 49' 25" E, a distance of 105.20 feet,
S 45° 39' 02" E, a distance of 96.13 feet,
S 40° 37' 46" E, a distance of 84.45 feet,
S 37° 09' 15" E, a distance of 146.36 feet,
S 40° 37' 14" E, a distance of 78.30 feet,
S 43° 37' 34" E, a distance of 208.22 feet,
S 40° 17' 01" E, a distance of 72.94 feet,

S 32° 28' 49" E, a distance of 12.97 feet, to the POINT OF BEGINNING, containing 7.377 acres of land, more or less, and is subject to any legal right-of-way of said Dobber Road and the aforementioned Culps Bend Road.

Being a portion of the same property conveyed to Donald R. Inman and wife, Tommie Jean Inman by Brown Inman and wife, Nora Inman on the 30th day of April, 1982 as recorded in Deed Book Y26 Page 300 with the Register's Office for Perry County, Tennessee. See also Easement for Construction and Maintenance of Water Line as recorded in Book L15, page 355 with the Register's Office for Perry County, Tennessee.

Tommie Jean Inman is deceased as of the 30th day of September, 1991. There is a reservation of life estate to Brown Inman and Nora Inman attached to the Y26, page 300 deed however Brown Inman is deceased as of 1999 and Nora Inman is deceased as of the 27th day of July, 1991. Janet Delores Inman Walker, daughter of Donald Inman is deceased as of the 30th of September, 1991. Donald R. Inman is deceased as of 12th day of October, 2015.

See Affidavit of Heirship as recorded in Book D24, Page 724 on the 18 day of April, 2017 with the Register's Office for Perry County, Tennessee.

A portion of Map 131 Parcel 008.00 as recorded with the Assessor's Office for Perry County, Tennessee.

No title opinion was requested nor is one rendered. The legal description is based on information provided by the grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereunto belonging, unto the said MAXIE JONES, DBA TENNESSEE RIVER INVESTORS, his successors and assigns, in fee simple, forever.

WE DO COVENANT with the said MAXIE JONES, DBA TENNESSEE RIVER INVESTORS, his heirs, successors and assigns, in fee simple, that we are lawfully seized and possessed of the realty in fee simple, that the same unencumbered and we have a good and perfect right to convey the same.

WE FURTHER DO COVENANT and bind ourselves, our legal and personal representatives, to forever warrant and defend the title to the above-described property unto the said

MAXIE JONES, DBA TENNESSEE RIVER INVESTORS, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hand on this 18th day of April, 2017.

+ Ella Inman
ELLA INMAN

Bobby Inman
BOBBY INMAN

Memori Walker Grimes
MEMORI WALKER GRIMES

Jennifer M. Burchett by Memori Walker Grimes
JENNIFER M. BURCHETT
By Power of Attorney from Jennifer Burchett given to Memori Walker Grimes As Recorded M17, page 635, ROPCT
P.O.A.

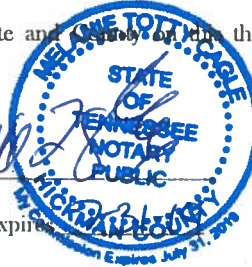
Joshua P. Walker by Memori Walker Grimes
JOSHUA P. WALKER
By Power of Attorney from Joshua Walker given to Memori Walker Grimes As Recorded M17, page 638, ROPCT
P.O.A.

State of Tennessee
County of Perry

Before me, a Notary Public, duly commissioned and qualified, the within named ELLA INMAN, with whom I am personally acquainted or provided proof of his or her identity, acknowledged that they executed the foregoing instrument for the purposes therein contained and expressed.

10th Witness my hand and official seal at office in aforesaid State and County on this the day of April, 2017.

Melanie Totty
Notary Public
My commission expires 7-31-19

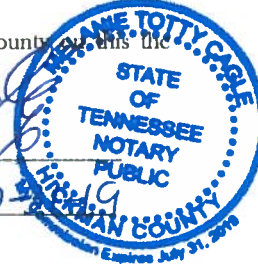


State of Tennessee
County of Perry

Before me, a Notary Public, duly commissioned and qualified, the within named MEMORI WALKER GRIMES, with whom I am personally acquainted or provided proof of his or her identity, acknowledged that they executed the foregoing instrument for the purposes therein contained and expressed.

10th Witness my hand and official seal at office in aforesaid State and County on this the day of April, 2017.

Melanie Totty
Notary Public
My commission expires 7-31-19

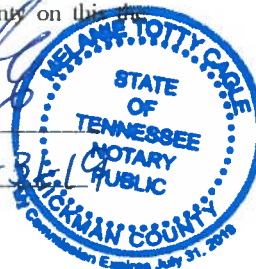


State of Tennessee
County of Perry

Before me, a Notary Public, duly commissioned and qualified, the within named BOBBY INMAN, with whom I am personally acquainted or provided proof of his or her identity, acknowledged that they executed the foregoing instrument for the purposes therein contained and expressed.

10th Witness my hand and official seal at office in aforesaid State and County on this the day of April, 2017.

Melanie Totty
Notary Public
My commission expires 7-31-19



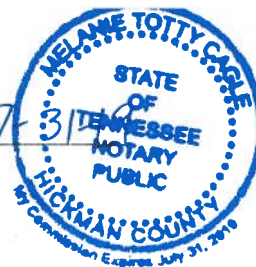
State of Tennessee
County of Perry

Before me, a Notary Public, duly commissioned and qualified, the within named JANNIFER MICHELLE BURCHETT, By Power of Attorney from Jannifer Michelle Burchett given to Memori Walker Grimes As Recorded M17, page 635, ROPCT on the 22nd day of March, 2017, with whom I am personally acquainted or provided proof of his or her identity, acknowledged that they executed the foregoing instrument for the purposes therein contained and expressed.

10th Witness my hand and official seal at office in aforesaid State and County on this the day of April, 2017.

Melanie Totty
Notary Public

My commission expires 7-31-19



State of Tennessee

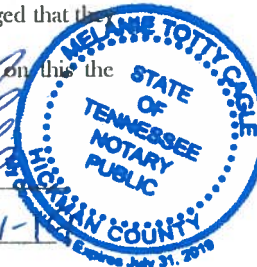
County of Perry

Before me, a Notary Public, duly commissioned and qualified, the within named JOSHUA PAUL WALKER, By Power of Attorney from Joshua P. Walker given to Memori Walker Grimes As Recorded M17, page 638, ROPCT on the 25th day of March, 2016, with whom I am personally acquainted or provided proof of his or her identity, acknowledged that the executed the foregoing instrument for the purposes therein contained and expressed.

10th Witness my hand and official seal at office in aforesaid State and County on this the 10th day of April, 2017.

Melanie Totty Cagle
Notary Public

My commission expires 7-31-19



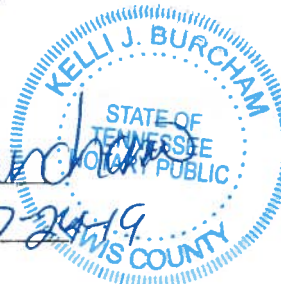
I or we hereby affirm that the actual consideration for this transfer, or value of the property or interest in the property transferred, whichever is greater, is \$ 49,571.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Melanie Totty Cagle
AFFIANT

Sworn to and subscribed before me this 10th day of April, 2017.

Kelli J. Burcham
Notary Public or Register

My commission expires: 7-24-19



BK/PG: D24/741-747

17002193

7 PGS:AL-WARRANTY DEED	
PATRICIA BATCH: 21316	
04/18/2017 - 10:15 AM	
VALUE	49571.00
MORTGAGE TAX	0.00
TRANSFER TAX	183.41
RECORDING FEE	35.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	221.41

STATE OF TENNESSEE, PERRY COUNTY
PATRICIA W. BELL
REGISTER OF DEEDS

