

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, I, ELMER E. LAMBERT, hereinafter referred to as Grantor, have this day bargained and sold and by these presents do transfer and convey unto ROY CLIFTON LAMBERT, JANICE CAROL LAMBERT WALKER, AND MARTHA DELEAN LAMBERT LAFEVER, with each to receive a one-third interest, hereinafter referred to as Grantees, their heirs, successors or assigns a certain tract or parcel of land lying and being in the Eighth (8th) Civil District of Overton County, Tennessee, and being more particularly described as follows, to-wit:

Person or Agency Responsible for Taxes

Janice Carol Lambert Walker
(Name of Person or Agency)

450 Union Academy Rd
(Address of above Party)

Liv. TN 38570

BEGINNING at an iron pipe on France Mountain; thence the following Courses and distances; South 55 degrees 36 minutes East 1,957.05 feet to A hickory; thence South 11 degrees 04 minutes West 165.29 feet; thence 5.00 degrees 04 minutes East 650.90 feet to a hickory; thence South 67 degrees 33 minutes East 761.50 feet; thence South 76 degrees 57 minutes East 1,140.78 feet to a 30 inch beech; thence South 35 degrees 00 minutes West 1,359.45 feet; thence South 68 degrees 23 minutes West 711.46 feet To an Ash; thence North 53 degrees 30 minutes West 1,608.44 feet; thence North 02 degrees 51 minutes East 395.53 feet; thence North 39 degrees 09 Minutes West 303.36 feet; thence South 36 degrees 06 minutes West 654.68 Feet; thence South 54 degrees 35 minutes West 2,151.53 feet; thence South 71 degrees 19 minutes West 662.56 feet to a pine; thence North 17 degrees 50 minutes West 553.62 feet; thence South 89 degrees 34 minutes East 346.45 feet; thence North 61 degrees 38 minutes East 1,869.58 feet; thence North 33 degrees 18 minutes East 307.71 feet; thence North 06 degrees 37 Minutes West 975.04 feet; thence North 81 degrees 30 minutes West 585.54 Feet to a 12 inch sugar maple; thence South 09 degrees 28 minutes West 1,237.20 feet to an oak tree; thence South 66 degrees 40 minutes West 1,050.50 feet to an oak tree; thence South 75 degrees 20 minutes West 423.69 feet to a hickory tree; thence North 14 degrees 12 minutes East 1,160.80 feet to a sugar maple; thence North 47 degrees 05 minutes East 2,216.74 feet back to the POINT OF BEGINNING, CONTAINING 189.27 acres, more or less.

I, or We, hereby swear or affirm that the consideration for this transfer or value of the property which is greater, is \$11,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Franklin Smith
James W. Overton

THE DESCRIPTION HEREIN WAS PROVIDED BY HOLLINGS T. ANDREWS, R.L.S. 896, by survey of October, 1978.

This being the South half of the lands conveyed to Rosa France, who Died intestate on January 4, 1964, survived by the only heirs being her Two children, namely, Elmer E. Lambert and Lillie Mae Wilson.

The previous and last conveyance being a Deed from Lillie Mae Wilson Conveying her one half undivided interest to Elmer E. Lambert by Deed Dated the 24th day of February, 1964, and recorded the 24th day of February, 1964, in Warranty Deed Book 107, Page 466, in the Register's Office of Overton County, Tennessee.

EXCLUDED from this conveyance is a cemetery described as follows: Beginning at an iron pin in the West margin of Pleasant Shade Drive, said Pin being South 32 degrees 21 minutes 03 seconds West 337.21 feet from Padgett's Southeast corner; thence with the West margin of Pleasant Shade Drive South 34 degrees 46 minutes 02 seconds West 88.02 feet; Thence South 41 degrees 56 minutes 54 seconds West 25.30 feet to an iron Pin; thence leaving said road and severing Lambert North 62 degrees 18 Minutes 33 seconds West 234.39 feet to an iron pin; thence North 52 degrees 36 minutes 36 seconds East 141.83 feet to an iron pin; thence South 57 degrees 18 minutes 42 seconds East 192.44 feet to the BEGINNING, CONTAINING 0.60 acres, more or less, as surveyed by Alfred M. Bartlett, R.L.S. 762, on December 15, 1998.

The Grantor herein hereby retains and excludes from this conveyance all Rights to rock, minerals, oil and gas. And furthermore, retains the

MAF 02/27
CT/MAP 10P
PARCEL 21.00
JLC
COMB
J. LARRY KING
ASSESSOR OF PROPERTY
OVERTON COUNTY
LIVINGSTON, TN 38570