

This instrument Prepared by:
JMG, PLLC
Attorney-at-law
27 North Main Street
Sparta, TN 38583

Map and Parcel:
Portion of Map 093 Parcel 039.00

Send Taxes to:
Joseph and Dorothy Templeton
6798 Baxter Rd
Baxter, TN 38544

Grantee's Address:
Joseph and Dorothy Templeton
6798 Baxter Rd
Baxter, TN 38544

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor(s), **DOUGLAS STROCK and wife, KAREN STROCK**, have bargained and sold, and do hereby transfer and convey unto **JOSEPH B. TEMPLETON and wife, DOROTHY L. TEMPLETON**, their heirs and assigns, certain real estate which is located in the Eighth (8th) Civil District of Putnam County, Tennessee, to wit:

Being Lot 1 of a plat entitled "Douglas & Maxine Stewart Division" of record in Plat Book J, Page 99A, in the Register's Office of Putnam County, Tennessee (ROPCT), to which plat reference is herein made for a more complete and accurate description.

Subject to any matters as shown of record in Plat Book J, Slide 99A; and Deed Book 61, Page 199, ROPCT.

Subject to Easements as shown of record in Book 1211, Page 325; and Book 397, Page 79, ROPCT.

Subject to the following restrictions:

1. Single family residential purposes only
2. Any dwelling constructed at another location, shall not be permitted, including but not limited to mobile homes
3. No junkyards, any vehicle not licensed in the current year is considered junk

This property has not been surveyed for this conveyance, and preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

PREVIOUS AND LAST CONVEYANCE being a Warranty Deed from grantor(s), Douglas S. Stewart aka Douglas Stewart and wife, Maxine Stewart, to grantee(s), Douglas Strock and wife, Karen Strock, recorded in Record Book 1176, Page 378, Register's Office of Putnam County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee(s), their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as otherwise herein set out.

We further covenant and bind our heirs and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

**ASSESSOR OF PROPERTY
PUTNAM COUNTY**
MAP 93 GR PAR 39.03
COMPLETE PART OF