

State of Tennessee, County of WASHINGTON
Received for record the 24 day of
MARCH 2000 at 3:28 PM. (REC# 222944)
Recorded in official records
film Roll 195 Image 57- 59
State Tax \$ 555.00 Clerks Fee \$ 1.00,
Recording \$ 14.00, Total \$ 570.00,
Register of Deeds GINGER B. JILTON
Deputy Register RENEE FREEMAN

WARRANTY DEED

ROLL 195 IMAGE 57

FOR AND IN CONSIDERATION of the sum of \$1.00 and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, we, DON KITE and wife, SHARON KITE, and BRADLEY LUMBER COMPANY, INC., have this day bargained and sold, and do hereby transfer and convey unto ALAN DAWSON and wife, LYNDA HUGHES DAWSON, the following described property, to-wit:

SITUATE in the 13th Civil District of Washington County, Tennessee, and being Tracts Nos. 34, 35, 36, 37 and 38 of the Subdivision of the Vernie K. Brown Property, a plat of which is found of record in Plat Book No. 5, page 114, Register's Office for Washington County, Tennessee, to which reference is here made for a more complete description.

BEING the same property conveyed to Don Kite and Bradley Lumber Company, Inc., by Trustee's Deed of Jerry W. Laughlin, dated June 19, 1998, of record on Roll No. 147, Image 1388, Register's Office for Washington County, Tennessee.

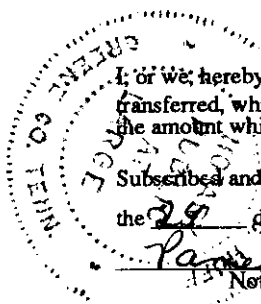
HOWEVER, THERE IS EXCEPTED from the above described property the following three parcels, to-wit:

Exception #1: A parcel previously conveyed to H. C. Johnson and wife, Pearl Johnson, by deed of Don Kite and wife, Betty Jo Kite, dated January 7, 1976, of record in Deed Book No. 499, page 305, Register's Office for Washington County, Tennessee, BEGINNING at an iron pin at a county road, corner to Willis property and the property herein conveyed; thence along the county road, North 50 deg. 39 min. East, 242.10 feet to an iron pin, corner to Kite and the property herein conveyed; thence South 25 deg. 54 min. East, 234.35 feet to an iron pin, corner to Kite and property herein conveyed; thence South 66 deg. 49 min. West, 336.80 feet to an iron pin, corner to Kite, Willis and the property herein conveyed; thence North 6 deg. 00 min. East, 190.95 feet to the point of BEGINNING, containing 1.28 acres, more or less, according to survey of R. Stanley Trent, September 22, 1975.

The person or agency responsible for the payment of the taxes is:

Lynda Hughes Dawson
Box 273
Bradley Lumber Co
Address *39656*

This Instrument
Prepared By
A. KEITH LIVINGSTON
Attorney at Law
Greenville, Tennessee



I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Subscribed and sworn before me this

the 24 day of March, 2000

Pamela C. Huff
Notary Public or Registrar

My commission expires 5-7-2003

Lynda Hughes Dawson
Affiant

Exception #2: A parcel previously conveyed to Richard Pack by deed of Don Kite and wife, Margaret Kite, dated January 15, 1997, of record on Roll No. 105, Image 1938, Register's Office for Washington County, Tennessee, BEGINNING at an iron pin set in the Southwestern edge of Cox Road; thence South 27 deg. 40 min. East, 146.83 feet to an iron pin set; thence South 61 deg. 42 min. West, 177.75 feet to an iron pin set; thence North 22 deg. 44 min. West, 145.08 feet to an iron pin set in the Southwestern edge of Cox Road; thence North 60 deg. 52 min. East, 165.32 feet to the point of BEGINNING, containing 0.537 acre, more or less, according to survey of Woody Barber.

Exception #3: A parcel previously conveyed to Don Kite and wife, Margaret S. Kite, by deed of Don Kite and Bradley Lumber Company, Inc., dated June 22, 1999, of record on Roll No. 175, Image 2416, Register's Office for Washington County, Tennessee, BEGINNING at an iron pin located at the intersection of the Southerly margin of Highway 81 with the Northeasterly margin of Coxes Spring Road; thence with the Northeastern Margin of Coxes Spring Road, South 62 deg. 47 min. 11 sec. West, 267.52 feet to an iron pin set; thence leaving said road, South 27 deg. 40 min. 00 sec. East, 231.83 feet to an iron pin set; thence North 62 deg. 53 min. 58 sec. East, 260.84 feet to an iron pin set in the Southern margin of said Highway 81; thence with the Southern margin of Highway 81, North 26 deg. 01 min. 15 sec. West, 232.39 feet to the point of BEGINNING, containing 1.408 acres, more or less, according to survey of William Michael Glass, May 5, 1999.

TO HAVE AND TO HOLD said property to the said ALAN DAWSON and wife, LYNDIA HUGHES DAWSON, their heirs and assigns forever, in fee simple.

We covenant that we are lawfully seized and possessed of the property conveyed, have full right, power and authority to convey same, and that it is free from all encumbrances. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend title thereto, to the said ALAN DAWSON and wife, LYNDIA HUGHES DAWSON, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of March,
2000.

Don Kite
DON KITE

Sharon Kite
SHARON KITE

BRADLEY LUMBER COMPANY, INC.

By: Ralph Bradley
RALPH BRADLEY, President

STATE OF TENNESSEE)

COUNTY OF GREENE)

Personally appeared before me, DON KITE and wife, SHARON KITE, 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 24 day of

March
February, 2000.

Albert Keith Livingston
Notary Public

My Commission Expires: 7-3-01.

STATE OF TENNESSEE)

COUNTY OF GREENE)

Personally appeared before me, RALPH BRADLEY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, BRADLEY LUMBER COMPANY, INC.

WITNESS my hand at office this 24 day of

March
February, 2000.

Albert Keith Livingston
Notary Public

My Commission Expires: 7-3-01.