

Danny Fowlkes, Register
Dyer County Tennessee

Rec #:	74843	Instrument #:	20103639
Rec'd:	15.00	Recorded	
State:	25.90	8/12/2010 at 8:41 AM	
Clerk:	1.00	in Record Book	
Other:	2.00	725	
Total:	43.90	Pgs 188-190	

This instrument prepared by
Mark D. Johnston
Attorney at Law
Dyersburg, Tennessee

WITHOUT OPINION OF TITLE
OR CERTIFICATION AS TO
ACCURACY OF LEGAL DESCRIPTION

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, MARY S. RAY, formerly known as Mary S. Douglas, have this day bargained and sold, and do by these presents, hereby convey all of my right, title, claim and interest unto MARILYN ANDERSON, her heirs and assigns, in and to the following described realty, to-wit:

Lying in the 4th Civil District of Dyer County, Tennessee, and being Lot #12, Section 1, Marshall Addition as recorded in Deed Book 24, page 481, in the Register's Office of Dyer County, Tennessee, and further described as follows:

Beginning at a point in the South margin of Christie Street at the Northeast corner of the herein described lot and at the Northwest corner of Lot #13 of aforesaid subdivision;

Thence, from the point of beginning and with the West line of said Lot #13, South 07 degrees 30 minutes 30 seconds West 150.00 feet to the Southeast corner of the herein described lot;

Thence, North 88 degrees 35 minutes 41 seconds West 60.00 feet to the Southwest corner of the herein described lot and in the East margin of an alley;

Thence, with the East margin of said alley North 07 degrees 30 minutes 30 seconds East 150.00 feet to the South margin of Christie Street;

Thence, with the South margin of Christie Street, South 88 degrees 35 minutes 41 seconds East 60.00 feet to the point of beginning.

Also conveyed is the eastern one-half of the above mentioned alley (10 feet), which is located along the west boundary line of the above-described Lot #12. This alley was officially closed by the City of Dyersburg in 1977 as shown in Deed Book 173, page 244, in the Register's Office of Dyer County, Tennessee, and the owner of the above-described Lot #12 became the owner of the eastern one-half of the alley.

This description taken from a plat of survey by Tony Reasons, of Reasons Engineering & Associates dated October 19, 1995, for First Citizens National Bank.

This property is assessed as Map 99-0, Group C, Parcel 5.00, as shown in the Tax Assessor's Office for Dyer County, Tennessee.

This being the same property conveyed unto James G. Douglas and wife Mary S. Douglas by deed of record in Deed Book 295, page 285, in the Register's Office for Dyer County, Tennessee. James G. Douglas died September 16, 2003, leaving Mary S. Douglas, now known as Mary S. Ray, as the surviving tenant by the entirety.

TO HAVE AND TO HOLD the said above described real estate, together with all improvements and appurtenances, thereunto belonging, unto MARILYN ANDERSON her heirs and assigns, forever.

THE GRANTOR COVENANTS with the Grantee herein that she is lawfully seized and possessed of the above described realty, has a good and lawful right to sell and convey same and that it is unencumbered, except as shown herein.

The conveyance of the above-described real estate is subject to the fact that approximately one-third of the western side of the metal outbuilding located on this property and the western one-half of the driveway encroaches onto the western one-half of a 10-foot alley which was officially closed by the City of Dyersburg in 1977, and which is now owned by Southside Baptist Church.

THE GRANTOR FURTHER COVENANTS to and with the grantee herein that she will forever warrant and defend the title to said real estate against the lawful claims and demands of all persons whomsoever.

GARY RAY, husband of Mary S. Ray, joins in this conveyance to convey any interest he might have in the above described property by virtue of his marriage to the grantor.

IN WITNESS WHEREOF, We have hereunto set our hands this 11th day of August, 2010.

Mary S. Ray
MARY S. RAY

Gary Ray
GARY RAY

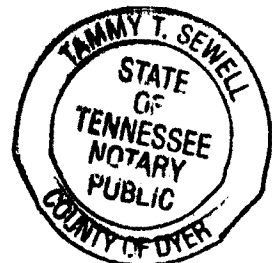
STATE OF TENNESSEE
COUNTY OF DYER

PERSONALLY appeared before me, the undersigned Notary Public, in and for County and State aforesaid, being duly commissioned and qualified, MARY S. RAY and husband GARY RAY, with whom I am personally acquainted and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL of office this 11th day of August, 2010.

Tammy T. Sewell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/20/13



DYER COUNTY
ASSESSOR'S OFFICE
MAP 990 GP C PL 5.00
COMPLETE PARTIAL
VAC 26 ASSESSOR
MP W CLERK

PERSON RESPONSIBLE FOR TAXES:

Marilyn Anderson
124 Hawthorne ave
Dyersburg, TN 38024

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$7,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marilyn Anderson
Affiant

Sworn to and subscribed before me on this 11th
day of August, 2010.

T. Sewell
Notary Public

My Commission Expires: 2/20/13

