

For and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, **CALVIN DAVIS PHILLIPS and GEORGE MORRIS GRAHAM, Trustees of the Family Trust under Item IV of the Last Will and Testament of Guy L. Phillips, deceased**, have this day bargained and sold and by these presents do hereby bargain, sell, transfer, and convey unto **HOWARD MERCER, SR.**, his heirs and assigns, one hundred percent (100%) of the deceased's fractional ownership interest (.106495000 percentage interest), in and to the following described tract of land, lying and being in the FIRST CIVIL DISTRICT of Cumberland County, Tennessee, described as follows:

(Map 100J, Group B, Parcel 007.00)

**SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE THERETO.**

Being the same property acquired by Calvin Davis Phillips and George Morris Graham, Trustees of the Family Trust under Item IV of the Last Will and Testament of Guy L. Phillips, deceased, by virtue of a deed dated September 9, 2016, from Calvin Davis Phillips, George Morris Graham and John A. Phillips, Jr., Executors of the Estate of Guy L. Phillips, deceased and Sharon Kay Phillips, of record at Book 1484, page 1862, et seq., Register's Office, Cumberland County, Tennessee. *2861*

To have and to hold the above described tract or parcel of land unto the grantee herein named, his heirs and assigns, in fee simple, forever.

We covenant with the grantee herein named, his heirs and assigns, that we are lawfully seized and possessed of said land; have a good and lawful right to convey the same; it is free and unencumbered, except as herein set out; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and we bind our heirs, successors, assigns in trust by the above covenants.

This instrument prepared by:
LOONEY, LOONEY & CHADWELL, PLLC
 156 Rector Avenue, Crossville, Tennessee 38555
 C2:Desc/Guy Phillips Trust to Howard Mercer, Sr.

WITNESS our hands and signatures ^(i.e.) as of 8th day of

February, 2017.

**FAMILY TRUST UNDER ITEM IV
OF THE LAST WILL AND TESTAMENT
OF GUY L. PHILLIPS**

By: [Signature]
CALVIN DAVIS PHILLIPS, Trustee

**FAMILY TRUST UNDER ITEM IV
OF THE LAST WILL AND TESTAMENT
OF GUY L. PHILLIPS**

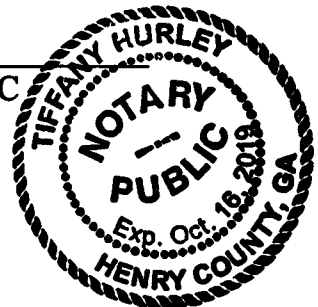
By: [Signature]
GEORGE MORRIS GRAHAM, Trustee

State of Georgia)
County of Henry)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **Calvin Davis Phillips, Trustee of the Family Trust under Item IV of the Last Will and Testament of Guy L. Phillips, deceased**, the within named bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within and foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal on this 8 day of February, 2017.

[Signature]
NOTARY PUBLIC

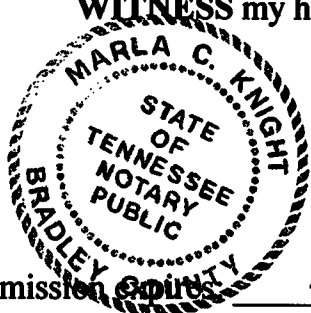


My commission expires: Oct 16 2019

State of Tennessee)
County of Bradley)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **George Morris Graham, Trustee of the Family Trust under Item IV of the Last Will and Testament of Guy L. Phillips, deceased**, the within named bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within and foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal on this 1st day of February, 2017.



[Signature]
NOTARY PUBLIC

My commission expires 4/9/2018

The name and address of a property owner is:

The name and address of the person or entity responsible for payment of real property taxes is:

Howard Mercer, Sr.

SAME

4597 Hwy 127 South
Crossville TN 38572

This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey. The preparer makes no representations or warranties as to the accuracy of the description or the status of the title to the property. The preparer of this instrument assumes no liability for any errors, inaccuracies, or missions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument. The parties to this instrument have not sought or obtained from the preparer any advice regarding the possible tax consequences, if any, of this transaction and no such advice has been furnished by the preparer.

BK/PG: 1495/522-525

17001683

4 PGS:AL-DEED	
BATCH: 107890	
02/10/2017 - 11:51 AM	
VALUE	30000.00
MORTGAGE TAX	0.00
TRANSFER TAX	111.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	134.00

STATE OF TENNESSEE, CUMBERLAND COUNTY
JUDY GRAHAM SWALLOWS
REGISTER OF DEEDS

cont 1 page

EXHIBIT "A"

Lying and being in the FIRST CIVIL DISTRICT of Cumberland County, Tennessee, bounded and described as follows:

The following described tract of land is a part of the Downtown Golf Course tract of land located within the City Limits of Crossville, Tennessee.

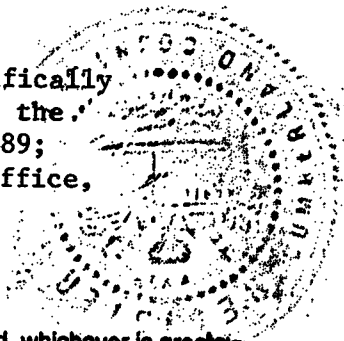
BEGINNING on a metal stake in the Western R.O.W. of the Livingston Road; thence with said Road R.O.W. South-28 degrees-51 minutes-21 seconds-East 781.68 feet to a metal stake; thence leaving said road R.O.W. South-63 degrees-45 minutes-West 574.08 feet to a metal stake; thence North-30 degrees-59 minutes-West 506.68 feet to a metal stake, said stake being the South-East corner of the W. and W. Tractor Tract; thence with said Tract Line North-21 degrees-42 minutes-53 seconds-West 253.79 feet to a metal stake; thence leaving said tract line North-61 degrees-24 minutes-59 seconds-East 560.73 feet to the point of BEGINNING. Containing 10.25 acres more or less.

Being a part of the same property conveyed to the grantor's herein by a deed from Cosby Harrison and wife, Alice J. Harrison, dated March 17, 1977, of record in Deed Book 179, pages 805-807, Register's Office of Cumberland County, Tennessee.

The above described tract of land is subject to all existing easements with the City of Crossville on utilities.

The above described property is subject to an Oil and Gas lease executed on _____, 197____, recorded in Miscellaneous Book _____, Pages _____, Register's Office, Cumberland County, Tennessee [N.B.: this is the form in which the prior title referred to hereinbelow was recorded, with blanks].

There is INCLUDED in the property described above but specifically EXCLUDED from this conveyance the real property conveyed to the Upper Cumberland Federal Credit Union at Book 1022, page 1489; Book 1022, page 1493; and Book 1050, page 113, Register's Office, Cumberland County, Tennessee.



STATE OF TENNESSEE, CUMBERLAND COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 30,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Amt. Tax Paid \$ 116.00

Subscribed and sworn to before me this the 10 day of February, 2014

Hanna J. Wyatt
Affiant

Joe Owens, Notary