

This Instrument Prepared by:
George A. Burke, Attorney At Law
28 Smith Drive
P.O. Box 857
Spencer, TN 38585
From information and description
furnished by the Parties

Person or entity responsible for payment
of taxes is: **Marilyn H. Baker**
55 Simmons Street
Spencer, Tennessee 38585

Van Buren County Tax Map: 030 I, Group A
Parcel No. 004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CLAYTON MILES**, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto, **MARILYN H, BAKER**, hereinafter called the **GRANTEE**, her heirs, successors and assigns, a certain tract or parcel of land located in the Town of Spencer, Tennessee and situated in the First (1st) Civil District of Van Buren County, Tennessee, and described as follows:

BEGINNING on a steel post located approximately 20 feet West of the center of State Highway 30 ,said post is the Southwest corner of this described parcel and also a corner for J. Al Johnson (formerly Hugh Hale) and is farther located North 1 degree , 18 minutes, 13 seconds East 39.7 feet from a utility pole ; thence leaving said State Highway 30 and going with Johnson, North 83 degrees, 04 minutes, 39 seconds West, 50.00 feet to a ½ inch pipe and North 06 degrees, 18 minutes, 24 seconds with Johnson and Dr. Margret Rhinehart, respectfully 50.00 feet to a ½' pipe , thence continuing with Rhinehart, South 83 degrees, 4 minutes, 39 seconds East, 50 feet o a ½ pipe; thence leaving Rhinehart and going with State Route #30 ,South 06 degrees ,18 minutes, 24seconds West, 50 feet to the BEGINNING, containing .06 acres as surveyed br David H. Bradley - Land Surveying Company , RLS 1137 on June 14, 1994


Being the same Property conveyed to **CLAYTON MILES** by Warranty Deed from **DAMON MARKUM**, dated February 19th ,2019 and lodged in the Van Buren County, Tennessee Register of Deed's Office, in Record Book **98**, page 566-567.

SUBJECT TO; Real Estate Taxes for the year 2024 which are a lien on the property but are not yet payable:

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, her heirs and assigns, in fee simple forever; and **GRANTOR** does covenant with the said **GRANTEE**, that the **GRANTOR** is lawfully seized and possessed of said land in fee simple absolute, has a good and lawful right to convey it and that the same is unencumbered, except as otherwise herein set out.

GRANTOR does further covenant and bind himself, his heirs, his successors and representatives to warrant and forever defend the title to said land to the said **GRANTEE**, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, this the 13th day of February, 2024.

GRANTOR

CLAYTON MILES

STATE OF TENNESSEE
COUNTY OF **VAN BUREN** *White*

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Clayton**

Miles, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 13th day of February , 2024.

David Miller

My Commission Expires: 07/22/2025 :



STATE OF TENNESSEE
COUNTY OF VAN BUREN

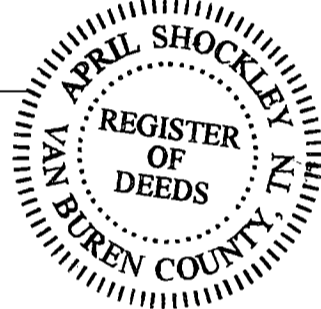
The consideration for this transfer, or the value of the interest in property transferred, whichever is greater, is \$ 50,000.⁰⁰.

Marilyn H Baker
Affiant

Sworn to and subscribed before me this the 29 day of February, 2024.

April Shockley
Register of Deeds/Notary Public

My Commission Expires: 08/31/2026



**BK/PG: RB130/711-712
24000250**

2 PGS:AL-WARRANTY DEED	
APRIL BATCH: 25948	
02/29/2024 - 12:48:02 PM	
VALUE	50000.00
MORTGAGE TAX	0.00
TRANSFER TAX	185.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	198.00

STATE OF TENNESSEE, VAN BUREN COUNTY
APRIL SHOCKLEY
REGISTER OF DEEDS

NOTICE: Failure to properly record this instrument in the register of deeds office could seriously jeopardize your rights. The preparer of this deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description and / or references.