

This document is prepared from information provided solely by the parties hereto.

**WARRANTY DEED**

Prepared By:  
Jack Ray, Attorney  
Monterey, TN 38574

SEND TAX BILLS TO;
Name: <u>Brad Bilbrey</u>
Address: <u>2783 Hillwood Street</u>
City: <u>Monterey</u> State: <u>TN</u> Zip: <u>38574</u>

PROPERTY OWNER:  
Name: Brad Bilbrey and wife, Seanaree Bilbrey

Address:  
City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash in hand paid by Brad Bilbrey and wife, Seanaree Bilbrey, plus other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Fred Stout

have this day bargained and sold, and do hereby transfer and convey unto Brad Bilbrey and wife, Seanaree Bilbrey, heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in the 14th Civil District of Putnam County, Tennessee, as follows:

Beginning at a 14 inch Poplar in the Southeastern margin of Hillwood Street, said Poplar being North 57 degrees 17 minutes 50 seconds East a distance of 873.40 feet from a 6 inch x 6 inch concrete right of way monument in the Eastern right of way of Interstate #40 and said poplar being an agreed upon corner between George C. Miller et ux Property (WDB 339, PG 159) and the Wade Callahan property WDB 438, PG 507 and being the northwest corner of property herein described: thence along the southeastern margin of Hillwood Street the following courses and distances: North 51 degrees 22 minutes 31 seconds East, 193.00 feet to a point; North 49 degrees 05 minutes 21 seconds East 59.59 feet to a point; North 45 degrees 03 minutes 95 seconds East, 35.75 feet to a point; North 42 degrees 35 minutes 34 seconds East 75.66 feet to a ½ inch rebar set, 100 feet southwest of a 48 inch concrete culvert at the southwest intersection of Hillwood Street and Arrowhead Drive; thence leaving Hillwood Street and along the southwestern line of the exclusion (WDB 438, PG 507) South 30 degrees 25 minutes 49 seconds East a distance of 42.04 feet to a ½ inch rebar set in the center of creek; thence along the center of said creek the following courses and distances: South 36 degrees 05 minutes 59 seconds West 19.02 feet to a point; South 59 degrees 15 minutes 31 seconds West, 10.92 feet to a point; South 05 degrees 27 minutes 35 seconds West, 15.89 feet to a point; South 09 degrees 53 minutes 51 seconds East, 13.36 feet to a point; South 26 degrees 00 minutes 18 seconds West, 10.81 feet; South 12 degrees 09 minutes 41 seconds West 40.40 feet to a point at Monterey Lake; thence along Monterey Lake as it meanders South 38 degrees 44 minutes 01 seconds West, a distance of 344.97 feet to a point at Monterey Lake, said point being South 15 degrees 15 minutes 00 seconds East, a distance of 27.71 feet from a 4 inch wooden fence post; thence along an agreed upon line between George C. Miller et ux (WDB 339, PG 159) and Erick Wade Callahan (WDB 438, PG 507) North 15 degrees 15 minutes 00 seconds West, a distance of 170.00 feet to the point of BEGINNING, containing 0.913 acres and being a resurvey of the property

described in Warranty Deed Book 438, Page 507 in the Register's Office, Putnam County, Tennessee.

The above described property is also subject to a 15 foot sewer line right of way easement for benefit of Town of Monterey and sewer life station near the eastern line of the property described herein of record in Warranty Deed Book 281, Page 621, Register's Office, Putnam County, Tennessee.

This conveyance also includes a common interest only in that part of Monterey Lake lying north of I-40. This common interest is shared with the property owners bordering the body of water.

THE PREVIOUS AND LAST INSTRUMENT being a Deed from Tyler E. Blaylock to Fred Stout of record in Book 646, Page 386-388 Register's Office of the above county.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, 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.

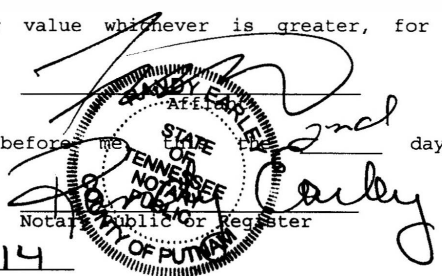
Witness my hand(s) this the 2nd day of Feb, 2012.

  
\_\_\_\_\_  
FRED STOUT

STATE OF TENNESSEE  
COUNTY OF PUTNAM  
The actual consideration or value whichever is greater, for this transfer is \$ 42,500.00

Subscribed and sworn to before me the 2nd day of Feb, 2012.

My Commission Expires: 6-24-14



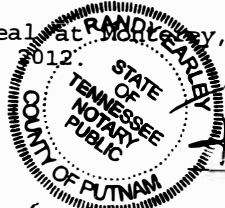
*Ashley Farley*  
Notary Public for Putnam County, Tennessee

A C K N O W L E D G E M E N T

STATE OF TENNESSEE  
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, Fred Stout, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and seal at Monteagle, Tennessee, this the 2nd day of Feb, 2012.



Randy Earley  
Notary Public

My Commission Expires: 6-24-14

Harold Burris, Register  
Putnam County  
Rec #: 103424 Instrument #: 137139  
Rec'd: 15.00 Recorded  
State: 157.25 2/7/2012 at 8:05 AM  
Clerk: 1.00 in Record Book  
Other: 2.00 678  
Total: 175.25 Pgs 168-170