

77/409

State of Tennessee
Scott County

Register's Office September 30, 1947

I, M. D. Lawson, Register of said County do certify that the foregoing deed and certificate are registered in said office in Book No. 77, page 405; that they were received September 19, 1947 at 9:47 o'clock A. M. and entered in Note Book G, page 26.

M. D. Lawson
Register

THIS INDENTURE, made this 25th day of July A. D. 1946 between Sterling Coal and Land Company, a Tennessee Corporation of Oneida, Scott County, in the state of Tennessee, party of the first part, and Howard Laxton and Fred Laxton of Oneida, Scott County, Tennessee, parties of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of one hundred dollars and other valuable considerations to it in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged have granted, bargained, sold, conveyed, and does hereby grant, bargain, sell and convey unto the said parties of the second part, the following described premises, to wit, situate in District No. 3, of Scott County, Tennessee, on the east side of Highway # 27, about three miles south of Oneida, Tennessee and being lot # 17 as shown on map entitled Oak Hills Community, which map appears of record in the Register's Office at Huntsville, Tennessee in Deed Book # 76, page # 144, and more fully described as follows:

Beginning at a stake in east right of way line of Highway # 27, thence S 12° 30' E 200 feet to a stake, thence N 81 E 650 feet to a stake thence N 12° 30' W 200 feet to a stake, thence S 81 W 650 feet to the beginning containing three acres, and being part of the land conveyed to party of the first part by deed of Scranton Lackawanna Trust Company dated March 31, 1938, and recorded in Deed Book 67, page 548, in the Register's Office at Huntsville, Tennessee.

In the event the parties of the second part or their successors in title should sell beer or any kind of intoxicating liquor on said premises within ninety nine (99) years, or knowingly permit the same to be done by any tenant or lessee, title to said premises, including improvements, shall revert to the party of the first part, its heirs or assigns.

407

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein. TO HAVE AND TO HOLD the said premises to the said parties of the second part, their heirs and assigns forever.

And the said party of the first part for itself and for its Heirs, Executors and Administrators does hereby covenant with the said parties of the second part their heirs and assigns that it is lawfully seized in fee simple of the premises above conveyed and it has full power, authority and right to convey the same, that said premises are free from all incumbrances and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written, by its proper officers.

ATTEST:

Edith G. Phillips
(SEAL) Secretary

STERLING COAL AND LAND COMPANY
By Kirby L. Phillips
President

STATE OF TENNESSEE)
COUNTY OF SCOTT)

On this 25th day of July, 1946, before me, a Notary Public in and for said County and State appeared Kirby L. Phillips to me personally known, who being by me duly sworn did say he is President of Sterling Coal and Land Company and that the seal affixed to said instrument is the corporate seal of said Corporation and that the said instrument was signed and sealed in behalf of the said Corporation by authority of its Board of Directors and said Kirby L. Phillips acknowledged said instrument to be the free act and deed of said Corporation.

Witness my hand and official seal this 25th day of July, 1946.

Wm. S. Stanley, Notary Public
My commission expires 10-25-48.
(SEAL)

STATE OF TENNESSEE
SCOTT COUNTY

REGISTER'S OFFICE SEPTEMBER 19, 1947

I, M. D. Lawson, Register of said County do certify that the foregoing deed and certificate are registered in said office in Book No. 77, page 407; that they were received Sept. 19, 1947, at 9:48 o'clock A. M. and entered in Note Book G, page 26.

M. D. Lawson
Register