

THIS INSTRUMENT PREPARED BY
JOSHUA B. SHEARON, ATTORNEY AT LAW
316 WEST MAIN ST.
BROWNSVILLE, TENNESSEE 38012

CLERK & MASTER’S TAX SALE DEED

WHEREAS, by decree of the Chancery Court of Haywood County, Tennessee, in the case styled State of Tennessee, et al vs. Delinquent Taxpayers, Docket No. 2024-CH-21, the Clerk & Master was directed by said Court to advertise and sell certain lands to the highest and best bidder for cash to satisfy the judgment for taxes, interest, penalties, attorneys’ fees and costs, subject to the right of redemption as provided by statute; and

WHEREAS at a sale conducted on March 14, 2025, pursuant to orders of this Court, the said CLERK AND MASTER OF HAYWOOD COUNTY, TENNESSEE sold the following described property unto HAYWOOD COUNTY, TENNESSEE, for the sums stated below, as confirmed by decree of said Court entered on April 24, 2025 in the Chancery Court Clerk’s Office.

NOW, THEREFORE, in order to carry into effect said sale, in pursuance to the said Order Confirming Tax Sale, and in consideration of said sum paid, the statutory period of redemption having lapsed and now expired, and in accordance with the authority vested in me by said decrees, I, FELICIA BOND, CLERK AND MASTER OF THE CHANCERY COURT OF HAYWOOD COUNTY, TENNESSEE, hereby grant, convey, and confirm unto the said HAYWOOD COUNTY, TENNESSEE, its successors and/or assigns the following described parcels:

PARCEL ONE: Formerly in the name of Bennie L. Blue

BEGINNING at a point in the west margin of Washington Avenue, at the southeast come of a sat in the name of Jimmy R. McCool et ux (formerly known as the Covington property, see Deed Book 152g Page 403, Register's Office, Haywood County, Tennessee, of which the herein. described lot is a part, said beginning point being also the northeast corner of another lot sold or to be sold by said McCool to Leonard T. Boyd et ux; runs thence with the west margin of South Washington Avenue, North 100 feet; runs thence West 150 feet; runs thence South 100 feet to the northwest corner of said lot sold ot to be sold to Leonard T. Boya et ux; runs thence East 150 feet to the point of beginning.

BEING the same property conveyed to Bennie L. Blue by deed on July 3, 1985 and recorded in Deed Book 164, page 487, Register's Office, Haywood County, Tennessee.

This property is commonly known as 903 S. Washington Ave., Brownsville, TN 38012

[Map 75K, Group D, Parcel 017.01]

Duke Williams, Register	
Haywood County TN	
Rec #: 89270	Instrument #: 65416
Rec'd: 25.00	Recorded
State: 0.00	8/1/2025 at 3:54 PM
Clerk: 0.00	in Record Book
Other: 2.00	253
Total: 27.00	PGS 637-641

PARCEL TWO: Formerly in the name of Bennie L. Blue

FIRST LOT:

BEGINNING at a stake 20 feet from the concrete Highway No. 19 on the north side of said highway or on the right side of said highway traveling toward Nut Bush from Brownsville, Tennessee; and running thence North 230 feet to a stake; thence running West 230 feet to feet from said Highway No. 19; and thence running Parallel with said Highway No. 19 southeasterly 343 feet to a stake, and being triangular in shape.

The tract herein conveyed being all of the land now lying north of said highway a cut off by said highway from the other part of the tract of land conveyed in the deed mentioned above from Jeffries to Stewart; and being the same tract or parcel of land conveyed to Harvey E. McCage by Elbert Stewart, et ux, by deed of record in said Register's Office in Deed Book 85, Page 446.

SECOND LOT: BEGINNING at a stake in the north margin of the right of way of what is known in the year 1963 as State Highway No. 19, also being the northeast corner of a tract of the name of Elbert Stewart and the southwest corner of the herein conveyed lot; runs thence East along the north boundary of the Elbert Stewart tract 3.26, chains to a stake; thence North along the west boundary line of a tract in the name of L. V. Jarrett 4,10 chains to a stake; runs thence Southwest with the south boundary line of a tract of land in the name of R. E. Fooks and Russell Rooks 5.65 chains to the point of beginning.

BEING the lots or parcels of land conveyed to Bennie L. Blue and wife, Linda S. Blue on January 9, 1991 and recorded in Deed Book 186, page 597, Register's Office, Haywood County, Tennessee. See also that deed from Linda S. Blue to Bennie L. Blue in Record Book 59, Page 165, Said Register's Office.

[Map 041, Parcel 25.00-001]

This property is commonly known as 8271 Hwy. 19 West., Brownsville, TN 38012

PARCEL THREE: Formerly in the name of Bonnie Linda Bolden

BEGINNING at a stake at the north edge of plank walk on the North side of Cherry Street, said beginning point being the southwest corner of lot or parcel land sold and conveyed by Mrs. Myrtle Lee Cowell and husband to J. B. Carvin and wife by deed in Deed Book 77, Page 245, Register's Office, Haywood County, Tennessee; thence with Carvin's west line North 200 feet to a stake in Carvin's west line; thence South 88 degrees 52 minutes West 56 feet to a stake; thence South 200 feet to a stake in the north edge of the plank walk on the north side of Cherry Street; thence along the north side of Cherry Street; North 88 degrees and 52 minutes East 56 feet to the point of beginning.

BUT LESS AND EXCLUDING THEREFROM the following described tract which is included in the above description but expressly excluded from this conveyance, and which excluded tract is described as follows: BEGINNING at a stake, the northeast corner of a lot purchased by Scammerhorn from Jim Carvin (Deed Book 94, Page 426), and also the northwest corner of the herein conveyed lot; runs thence with the east boundary line of a lot in the name of Scammerhorn (lot from Carvin) South 90 feet to a stake in the east boundary line of a lot in the name of Woodrow Haynes; runs thence East along a new line established this day through the Richard A. Barcroft lot, 56 feet to a stake; runs thence North along the west boundary line of lots in the name of Lewis and Walden, 90 feet to a stake; runs thence west along the south boundary line of lots in the name of Walden and Scammerhorn, 56 feet to the point of beginning.

Being the same real property conveyed unto Lester Bolden and wife, Bonnie Linda Bolden by deed as recorded in Deed Book 181, Page 531, Register's Office of Haywood County, TN

[Map 66M, Group B, Parcel 023.00]

This property is commonly known as 107 Cherry St, Brownsville, TN 38012.

PARCEL FOUR: Formerly in the name of Michael Len Boyd

BEGINNING at a stake in the northwest corner of the tract of land purchased from N. A. Tamm, et al, of which the herein conveyed tract of land is a part; runs thence south with Myra Smith's east line 60 feet to a stake in Rivers' south line, being Rivers' northeast corner; runs thence east with Rivers' north line 75 feet to a stake; runs thence north 60 feet to a stake in Davis' south line; runs thence west with Davis' south line 75 feet to the point of beginning.

BEING the same lot or parcel of land conveyed to Leonard T. Boyd and wife, Kizzie P. Boyd, by deed of William C. Shirley, et al recorded in Deed Book 181, page 668, Register's Office, Haywood County, Tennessee. The said Leonard T. Boyd is now deceased.

There is also conveyed herein an easement or right of way of a certain strip or parcel of land used as a roadway leading from the Tibbs and Brownsville Road in a westerly direction the full length of the original lot in this case, being 200 feet, and said easement or right of way is to be used for road purposes only, thereby giving access to a public road for the owner, of the lot herein conveyed.

[Map 066N, Group A, Parcel 015.00]

This property is commonly known as 1021 N. McLemore Ave., Brownsville, TN 38012

PARCEL FIVE: Formerly in the name of Michael Len Boyd

BEGINS at a stake in the north margin of Tyus street, one pole iron the center of said street, and west side of an alley, approximately 20 feet wide and running north from Tyus Street, said stake being about 20 feet west of the southwest corner of a lot owned by Clarke; runs thence with fence along the west side of said alley, north 19 minutes east 238.6 feet to a stake at corner of wire fences, said stake being the southeast corner of a tract in the name of Jones, formerly Elijah Whitelaw; thence with the south boundary line of said Jones lot north 88 degrees and 53 minutes west 183.3 feet to a corner of fence, same being the southwest corner of said Jones lot and in the east . boundary line of a lot owned by Martin Williams; thence with the east boundary line of said Williams lot and another lot owned by Doc Taylor, south 54 minutes west 74.4 feet to a stake at fence corner, said stake being the southeast corner of above named Taylor lot and the northeast corner of a lot owned by Dr. Evans and the northwest corner of a lot owned by Wheeler Jones passing the northeast corner of same at 50 feet and continuing along the north boundary line of a lot owned by Earl Taliaferro in all south 89 deg. and 13 minutes east 100 feet to the northeast corner of said Taliaferro lot; thence along the east boundary of said Taliaferro lot south 12 minutes west 166.8 feet to a stake, said stake being the southeast corner of said Taliaferro lot in the north margin of Tyus Street; thence along the north margin of Tyus Street south 89 degrees and 52minutes east 82 feet to the point of beginning, magnetic declination 3½ degrees east September 27, 1934, this lot is marked by fence of long standing on all sides except along Tyus Street where there is not a fence.

BEING the same real property conveyed unto Leonard T. Boyd and wife, Kizzie P. Boyd by deed as recorded in Deed Book 162, page 111 in the Register's office of Haywood County, TN. See that Affidavit in Record Book 192, page 892 in said Register's Office.

[Map 75D, Group B, Parcel 004.00]

This property is commonly known as 415 Tyus St., Brownsville, TN 38012.

PARCEL SIX; Formerly in the name of Georgia Palmer

BEGINNING at a stake in the west margin of the Tibbs Road (also known as McLemore Street), the southeast corner of lot purchased by N.A. Tamm, et al in the Chancery Court of Haywood County, Tennessee, in the case of Eliza Maxwell et al v. Alex A. Burlison, et al, certified copy of the decree vesting title being of record in Deed Book 67, page 341, of the Register's Office of Haywood county, Tennessee, and the northeast corner of Jake Lainer's lot; thence with the west margin of said Tibbs Road or street in a northerly direction 100 feet to a stake in the west margin of said road or street; thence westerly direction 22 feet to a stake; thence in a southerly direction, parallel with said road or street, 100 feet to a stake in the south line of said lot purchased by Tamm in said Chancery Court, and in Jake Lainer's north line;

thence east along fence row and with the north line of Jake Lainer's lot and parallel with the north line of the lot herein conveyed 200 feet to the beginning. Said lot in 100 feet wide by 200 feet deep.

BEING the same property conveyed unto Georgia Palmer by deed as recorded in Deed Book 162, Page 145 Register's Office of Haywood County, Tennessee.

[Map 66N; Group A; Parcel 018.00]

This property is commonly known as 1007 N. McLemore Ave., Brownsville, TN 38012.

This property is commonly known as 1007 N. McLemore St., Brownsville, TN 38012

[MAP 66N, Group A, Parcel 018.00]

PARCEL SEVEN: Formerly in the name of Riverview/Kansas City

Lot No. 18 CARVER SUBDIVISION, BEING designated as Lot No. 18 in the Carver Subdivision, said subdivision being made by Jno. W. Dickinson and Dr. F.W. Whitehurst and described as follows:

BEGINNING at a stake in the north margin of Haywood Street, 237.6 feet West of iron stake at the northwest intersection corner of Haywood and Maclin Street; runs thence West 59.4 feet along the north margin of Haywood Street to a stake; thence North 130.9 feet and parallel with Maclin Street to a stake; thence East 59.4 feet and parallel with Haywood Street to a stake; thence South 130.9 feet and parallel with Maclin Street to the beginning, and constituting a lot of 59.4 feet frontage on the north side of Haywood Street by 130.9 feet and being a lot taken from and being a part of the Brown-Boyd tract of 123 acres.

BEING the same property conveyed unto Riverview/Kansas Community Development Corporation by deed as recorded in Record Book 112, Page 161 Register's Office of Haywood County, Tennessee.

This property is commonly known as 521 Haywood St., Brownsville, TN 38012

[Map 75L, Group A, Parcel 019.00]

PARCEL EIGHT: Formerly in the name of Jason Singleton

BEGINNING at a stake in the north boundary line of land now belonging to Mrs. Hiram King, said stake being the southwest corner of a lot or parcel of land formerly belonging to Chas. B. Jacocks et al, and runs thence west with the north boundary line of said King land 49.1 feet to a stake, southeast corner of the lot formerly belonging to George Currie now Freddie Moses; thence North with the east boundary line of said Currie or Moses 104.25 feet to a stake in the south margin of a street running east and west; thence east with the south margin of said tract 49.1 feet to a stake, same being the northwest corner of said lot formerly belonging to Chas. B. Jacocks, et el; thence South 104.5 feet to the point of beginning, and being lot No. 9 of the subdivision formerly owned by Sternberger and Carlton, a plat of which being of record in the Register's office of Haywood County, Tennessee, in Plat Book No. 1, page 101 and being a portion of the land purchased from Mary Wall Edgerly by deed of record in said Register's Office in Deed Book No. 91, page 333, and being the same lot conveyed to the grantors herein by George Currie, et ux by deed of record in said Register's Office in Deed Book 94, page 97.

Being the same lot or parcel of land conveyed to Jason Singleton by deed as recorded in Record Book 114, Page 879 in the Register's Office of Haywood County, TN

This property is commonly known as 913 Greenwood St., Brownsville, TN 38012

[MAP 66N, GROUP K, PARCEL 15.00]

TO HAVE AND TO HOLD said lot or parcel of real property unto the said HAYWOOD COUNTY, TENNESSEE, its successors and/or assigns, as fully and completely as I as such Clerk and Master of the Chancery Court, can or ought to convey, under the authority of law and of said decrees of this Court, but not further or otherwise.

WITNESS MY SIGNATURE ON THIS 24th DAY OF July, 2025.

Felicia R. Bond
FELICIA R. BOND
CLERK & MASTER of the CHANCERY COURT,
HAYWOOD COUNTY, TENNESSEE

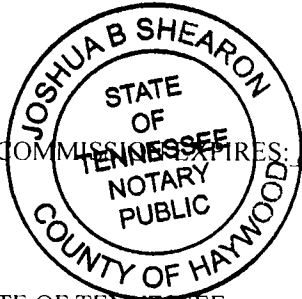
STATE OF TENNESSEE
COUNTY OF HAYWOOD

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said State and County, duly commissioned and qualified, FELICIA R. BOND the within named bargainor(s), which whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she is the Clerk & Master of the Chancery Court of Haywood County, Tennessee, and that she as such Clerk & Master executed the foregoing tax deed for the purposes therein contained.

WITNESS my Hand and Notarial Seal at office, this 24 day of JULY, 2025.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 04-27-2026



STATE OF TENNESSEE
COUNTY OF HAYWOOD

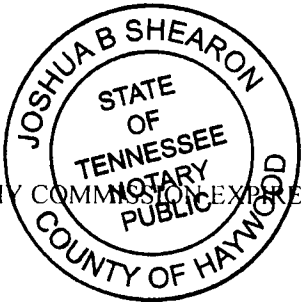
I, the undersigned, do hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is EXEMPT.

Felicia R. Bond
AFFIANT

SUBSCRIBED and sworn to before me on this 24 day of JULY, 2025

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 04-27-2026



SEND TAX NOTICES TO:

HAYWOOD COUNTY, TENNESSEE
TAX EXEMPT