

This instrument prepared by JOHN M. LANNOM
Attorney at Law, Dyersburg, Tennessee
WITHOUT ABSTRACT, TITLE SEARCH, TITLE OPINION, OR
CERTIFICATION AS TO ACCURACY OF ALL PROPERTY
DESCRIPTIONS HEREIN AND WITHOUT CERTIFICATION AS TO TITLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ELIZABETH PEACOCK BRANDES, M. MALISSA PEACOCK, individually and as Co-Trustees of the GRACIE PEACOCK NORTHCUTT TESTAMENTARY TRUST as tenants in common (collectively referred to as "Grantors"), have this day bargained and sold and by these presents do hereby transfer and convey unto NORTHWEST TENNESSEE REGIONAL PORT AUTHORITY ("Grantee"), its successors and assigns, all of their right, title and ownership interest in and to the following described real estate, to-wit:

TRACT ONE:

Lying and being in the 5th Civil District of Obion County, Tennessee and being more particularly described as follows: BEGINNING at a p. k. nail in the centerline of Free Bridges road (also know as Webbtown road) and in the center of Reelfoot Bayou drainage ditch, same being in the Southwest corner of E. A. Peacock, JR property as shown by deed in deed book 12-8, page 293 recorded in the Register's Office for Obion County, Tennessee, also being the POINT OF BEGINNING (Southwest corner) of this herein described parcel; runs thence North 08 degrees 30 minutes 14 seconds West, 4466.55 feet along the center of said Reelfoot Bayou and along the East boundary lines of Jason Maxedon & Ben Morris JR property to the Northwest corner of said Peacock JR property, the Northwest corner of this herein described parcel, said Northwest corner being located North 34 degrees 52 minutes 55 seconds West, 156.06 feet from an iron rod set on the East top bank of said Reelfoot Bayou; runs thence South 87 degrees 06 minutes 24 seconds East, 3318.15 feet along the North boundary line of said Peacock, JR property and the South boundary line of Carrie Hopkins property to an iron rod in the Northeast corner of said Peacock, JR property, the Northeast corner of this herein described parcel; runs thence along the East boundary line of said E. A. Peacock, JR property the following calls: South 10 degrees 26 minutes 42 seconds West, 163.35 feet; South 05

degrees 33 minutes 18 seconds East, 214.50 feet; South 21 degrees 26 minutes 42 seconds West, 330.00 feet; South 03 degrees 56 minutes 42 seconds West, 249.15 feet; South 10 degrees 46 minutes 42 seconds West, 264.00 feet; South 18 degrees 26 minutes 42 seconds West, 478.50 feet; South 17 degrees 56 minutes 42 seconds West, 300.30 feet; South 49 degrees 11 minutes 42 seconds West, 209.55 feet; South 05 degrees 18 minutes 18 seconds East, 136.95 feet; South 13 degrees 06 minutes 42 seconds West, 224.40 feet; South 00 degrees 03 minutes 18 seconds East, 99.00 feet; South 22 degrees 11 minutes 42 seconds West, 85.80 feet; South 00 degrees 33 minutes 18 seconds East, 158.40 feet; South 22 degrees 56 minutes 42 seconds West 221.10 feet; South 28 degrees 56 minutes 42 seconds West, 259.05 feet; South 17 degrees 11 minutes 42 seconds West, 161.70 feet; South 07 degrees 11 minutes 42 seconds West, 118.80 feet; South 00 degrees 56 minutes 42 seconds West, 158.40 feet; South 06 degrees 11 minutes 42 seconds West, 231.00 feet and finally South 11 degrees 26 minutes 42 seconds West, 622.05 feet to a p. k. nail in the Southeast corner of said Peacock, JR property and in the centerline of said Free Bridges road, the Southeast Corner of this herein described parcel; runs thence along the centerline of said Free Bridges road the following calls: North 66 degrees 24 minutes 18 seconds West, 206.42 feet; North 69 degrees 57 minutes 08 seconds West, 83.81 feet; North 73 degrees 43 minutes 40 seconds West, 64.09 feet; North 78 degrees 27 minutes 15 seconds West, 82.72 feet; North 80 degrees 33 minutes 33 seconds West, 347.01 feet; North 83 degrees 17 minutes 44 seconds West, 88.42 feet; North 87 degrees 20 minutes 28 seconds West, 95.01 feet; South 89 degrees 10 minutes 33 seconds West, 146.70 feet and finally South 89 degrees 05 minutes 53 seconds West, 478.47 feet to the point of beginning and containing 247.089 acres, more or less, according to a survey performed by Marty McClure Registered Land Surveyor No. 773, dated March 7, 2007.

This property is subject to all easements and/or rights-of-way, if any exist.

This being the same property conveyed to E. A. Peacock, Jr. by deed recorded in Deed Book 12-S, page 293 in the Register's Office for Obion County, Tennessee; and subsequently conveyed to Gracie P. Northcutt by deed recorded in Deed Book 18-L, page 293, in the Register's Office for Obion County, Tennessee. Gracie Peacock Northcutt died December 4, 2002, leaving a Last Will and Testament, which was admitted to Probate on January 6, 2003 in Cause No. 5015 in the Probate Court for Lake County Tennessee; recorded in Will Book 3, Pages 124-

137 in the office of the Clerk and Master for Lake County, Tennessee ; recorded in Deed Book 26-Y, Pages 118-131 in the Register's Office for Obion County, Tennessee. The Grantors, Elizabeth Peacock Brandes and M. Malissa Peacock, were appointed Co-Executors of said Last Will and Testament. A portion of the undivided fee simple ownership interest in the property was devised to Elizabeth Peacock Brandes and M. Malissa Peacock pursuant to Article IX of Said Last Will and Testament by virtue of the fact that both Elizabeth Peacock Brandes and M. Malissa Peacock were more than thirty-five (35) years of age as of the death of decedent. The balance of the undivided fee simple interest in the property was devised to the Gracie Peacock Northcutt Testamentary Trust pursuant to Article V of said Last Will and Testament. By Executor's Deed dated December 24, 2003, recorded in Deed Book 26-Y, Pages 132-142 in the Register's Office for Obion County, Tennessee, Elizabeth Peacock Brandes and M. Malissa Peacock, as Co-Executors of the decedent's Estate, conveyed the balance of the undivided fee simple ownership interest in the property to the Gracie Peacock Northcutt Testamentary Trust in consummation of the devise of the property under Article V of said Last Will and Testament.

This also being the same property referred to as Tax Map 88, Parcel 1 in the Tax Assessor's Office for Obion County, Tennessee.

TRACT TWO:

Lying and being in the 5th Civil District of Obion County, Tennessee and being more particularly described as follows: Beginning at a p.k. nail in the centerline of Free Bridges road (also known as Webbtown road) and in the Southwest corner of E.A. Peacock, JR property as shown by deed in deed bk 12-S, page 293 recorded in the Register's Office for Obion County, Tennessee, said being the Southeast corner of tract one as described above and being the POINT OF BEGINNING (Southwest corner) of this herein described parcel; runs thence North 11 degrees 26 minutes 42 seconds West, 622.05 feet along the East boundary line of said Peacock, JR property to an iron rod; runs thence North 06 degrees 11 minutes 42 seconds East, 231.00 feet along the East boundary line of said Peacock, JR property to an iron rod; runs thence North 00 degrees 56 minutes 42 seconds East, 27.69 feet along the East boundary line of said Peacock, JR property to an iron rod in the Northwest corner of this herein described parcel; runs thence South 88 degrees 31 minutes 52 seconds East, 2237.17 feet along portions of an old tree line & fence line located on the South boundary line of William

Eggert property to an iron rod in the Northeast corner of E.A. Peacock, JR property as shown in deed book 14-K, page 351 and in the Northwest corner of James Archie property, the Northeast corner of this herein described parcel; runs thence South 07 degrees 56 minutes 09 seconds West, 1596.75 feet along portions of an old fence located on the East boundary of said Peacock, JR property (deed bk 14-k, pg 351) and the West boundary line of said Archie property to a p.k. nail in the centerline of said Free Bridges road, the Southeast corner of this herein described parcel; runs thence along the centerline of said Free Bridges road the following calls: North 66 degrees 19 minutes 51 seconds West, 355.72 feet; North 68 degrees 56 minutes 55 seconds West, 117.35 feet; North 71 degrees 49 minutes 38 seconds West, 124.63 feet; North 73 degrees 06 minutes 42 seconds West, 237.53 feet; North 73 degrees 32 minutes 59 seconds West, 494.22 feet; North 72 degrees 06 minutes 15 seconds West, 324.04 feet; North 64 degrees 09 minutes 14 seconds West, 181.59 feet; North 70 degrees 48 minutes 35 seconds West, 370.51 feet and finally North 66 degrees 24 minutes 18 seconds West, 96.11 feet to the point of beginning and containing 63.305 acres, more or less, according to a survey performed by Marty McClure Registered Land Surveyor No. 773, dated March 7, 2007.

This property is subject to all easements and/or rights-of-way, if any exist.

This being the same property conveyed to E. A. Peacock, Jr., and wife Gracie R. Peacock, by deed recorded in Deed book 14-K, page 352 in the Register's Office for Obion County, Tennessee. E.A Peacock Jr., died February 21, 1968, leaving Gracie R. Peacock as the surviving tenant by the entirety and sole owner of the property. Gracie R. Peacock subsequently married Houston Northcutt, and was legally known thereafter as Gracie Peacock Northcutt. Gracie Peacock Northcutt died December 4, 2002, leaving a Last Will and Testament which was admitted to Probate on January 6, 2003 in Cause No. 5015 in the Probate Court for Lake County Tennessee; recorded in Will Book 3, Pages 124-137 in the office of the Clerk and Master for Lake County, Tennessee; recorded in Deed Book 26-Y, Pages 118-131 in the Register's Office for Obion County, Tennessee. The Grantors, Elizabeth Peacock Brandes and M. Malissa Peacock, were appointed Co-Executors of said Last Will and Testament. A portion of the undivided fee simple ownership interest in the property was devised to Elizabeth Peacock Brandes and M. Malissa Peacock pursuant to Article IX of said Last Will and Testament by virtue of the fact that both Elizabeth

Peacock Brandes and M. Malissa Peacock were more than thirty-five (35) years of age as of the death of decedent. The balance of the undivided fee simple interest in the property was devised to the Gracie Peacock Northcutt Testamentary Trust pursuant to Article V of said Last Will and Testament. By Executor's Deed dated December 24, 2003, recorded in Deed Book 26-Y, Pages 132-142 in the Register's Office for Obion County, Tennessee, Elizabeth Peacock Brandes and M. Malissa Peacock, as Co-Executors of the decedent's Estate, conveyed the balance of the undivided fee simple ownership interest in the property to the Gracie Peacock Northcutt Testamentary Trust in consummation of the devise of the property under Article V of said Last Will and Testament.

This also being the same property referred to as Tax Map 88, Parcel 1.01 in the Tax Assessor's Office for Obion County, Tennessee.

TO HAVE AND TO HOLD said above described real estate, together with all improvements and appurtenances thereunto belonging unto said NORTHWEST TENNESSEE REGIONAL PORT AUTHORITY, its successors and assigns, forever.

Grantors, COVENANT with the Grantee herein they are lawfully seized and possessed of said above described real estate, have a good and lawful right to sell and convey the same, and that said real estate is unencumbered, except as hereinabove set forth.

Grantors, FURTHER COVENANT and binds themselves, and their successors and assigns, they will forever warrant and defend the title to the said above described real estate unto the said NORTHWEST TENNESSEE REGIONAL PORT AUTHORITY, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their signatures as of this the 29th day of June, 2007.


ELIZABETH PEACOCK BRANDES
Individually

M. Malissa Peacock
M. MALISSA PEACOCK
Individually

GRACIE PEACOCK NORTHCUTT
TESTAMENTARY TRUST

Elizabeth Peacock Brandes
ELIZABETH PEACOCK BRANDES, in
her capacity as Co-Trustee of the Gracie
Peacock Northcutt Testamentary Trust

M. Malissa Peacock
M. MALISSA PEACOCK, in her
capacity as Co-Trustee of the Gracie
Peacock Northcutt Testamentary Trust

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

PERSONALLY APPEARED BEFORE ME, the undersigned Notary Public for
County and State aforesaid, being duly commissioned and qualified, ELIZABETH
PEACOCK BRANDES, individually, with whom I am personally acquainted and who
acknowledged that she executed the foregoing and attached instrument for the purposes
therein contained.

WITNESS MY HAND AND NOTARIAL SEAL of office in
TAMPA, HILLSBOROUGH County, FLORIDA, this 29th
day of June, 2007.

Russell W. Osborne
Notary Public

My Commission Expires: _____



Russell W. Osborne
My Commission DD317626
Expires July 21, 2008

STATE OF Tennessee

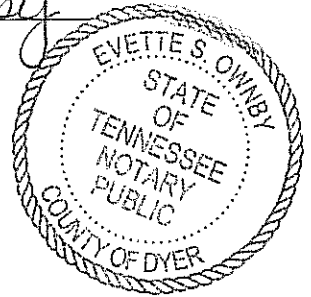
COUNTY OF Dyer

PERSONALLY APPEARED BEFORE ME, the undersigned Notary Public for County and State aforesaid, being duly commissioned and qualified, M. MALISSA PEACOCK, individually, with whom I am personally acquainted and who acknowledged that she executed the foregoing and attached instrument in her individual capacity for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL of office in Dyersburg, Dyer County, Tennessee, this 3rd day of July, 2007.

Evette Dunby
Notary Public

My Commission Expires: 11/29/09



STATE OF FLORIDA

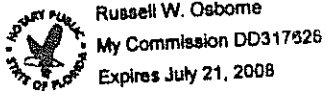
COUNTY OF HILLSBOROUGH

PERSONALLY APPEARED BEFORE ME, the undersigned Notary Public for County and State aforesaid, being duly commissioned and qualified, ELIZABETH PEACOCK BRANDES, in her capacity as Co-Trustee for the Gracie Peacock Northcutt Testamentary Trust, with whom I am personally acquainted and who acknowledged that she executed the foregoing and attached instrument, for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL of office in TAMPA, HILLSBOROUGH County, FLORIDA, this 29th day of JUNE, 2007.

Russell W. Osborne
Notary Public

My Commission Expires: _____



STATE OF Tennessee

COUNTY OF Dyer

PERSONALLY APPEARED BEFORE ME, the undersigned Notary Public for County and State aforesaid, being duly commissioned and qualified, M. MALISSA PEACOCK, in her capacity as Co-Trustee for the Gracie Peacock Northcutt Testamentary Trust, with whom I am personally acquainted and who acknowledged that she executed the foregoing and attached instrument, for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL of office in Dyersburg, Dyer County, Tennessee, this 3rd day of July, 2007.

Evette Ownby
Notary Public



My Commission Expires: 11/29/09

PARTY RESPONSIBLE FOR TAXES

NORTHWEST TENNESSEE REGIONAL
PORT AUTHORITY
% John M. Lannom, Esq.
P. O. Box 1729
Dyersburg, Tennessee 38025-1729

STATE OF TENNESSEE, OBION COUNTY
ASSESSOR OF PROPERTY
BY Summer McField
FILED 6-3 2007 AT 11:50 O'CLOCK
MAP 88 GR PR 1.00
COMPLETE ✓ PARTIAL _____
88-1.01

I, or we 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 \$931,182.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Christie O. Orsade

Sworn to and subscribed before me on this the 3rd day of July, 2007.

State of Tennessee, Obion County
This instrument was filed July 3, 2007
Time 11:30 A.M., and recorded in Book 50
Page 210-217 State Tax paid \$ 8.00 fee _____
Rec. Fee \$ 40.00 Total \$ 48.00
Register Jan [Signature] Receipt No. 5852
NOTE BOOK 51, P 130

Notary Public Evette Ownby
My Commission Expires: 11/29/09

