

This Instrument Prepared By:
Stephen C. Walling, Attorney
139 Fox Road, Suite 303
Knoxville, TN 37922
File No. 15671

EXAMPLE WARRANTY DEED

THIS INDENTURE, made this 26th day of May, 2007, between

James M. Deaderick and wife, Melanie Deaderick

of Knox County, Tennessee, hereinafter referred to as **Grantor**, and

PURCHASER

of McMinn County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises, to wit:

SITUATED in the Third (3rd) Civil District of McMinn County, Tennessee, being the following described property as shown in Bluff Springs Subdivision, Addition to the City of Athens, Tennessee. A plat of said Subdivision is recorded in the Register's Office for McMinn County, Tennessee, in Plat Book No. 1, Pages 144-45, to which reference is here made. The same being Lot No. 1 through Lot No. 16, inclusive in Block E (all of Block E):

Tract No. 5 and Tract No. 4 of the Bluff Springs Subdivision, according to the plat recorded in Plat Book 1, Pages 144-45, Register' Office, aforesaid:

Tract No. 4 has an easement over the same in favor of the Tennessee Valley Authority for the construction and maintenance of a power line across said property.

And the following described property as shown in said Plat:

BEGINNING at the Southwest corner of Lot No. 15 in Block "C", of the Bluff Springs Subdivision at Athens, Tennessee; thence with the line of Tracts 3 and 4 of the Subdivision South 14 deg. and 35 min East 730 feet to an iron pipe at the corner of Tracts 3 and 4; thence with the line of Tract No. 3, North 86 deg. West, passing an iron pipe on the West side of the road as now graded, at 210 feet, 225 feet in all to a stake; thence with a line 25 feet West of the East side of the present graded road with the following approximate bearings and distances: North 33 deg. East 89 feet; thence North 11 deg. East 64 feet; thence North 1 deg. 30 min. West 100 feet; thence North 3 deg. 30 min. East 155 feet to a stake; thence leaving the road, North 5 deg. 45 min. West 305 feet to the BEGINNNG and containing one and two-tenths (1.2) acres by calculation:

BEING a portion of the same property conveyed to James M. Deaderick by Quit Claim Deed dated November 27, 1989, of record in Deed Book 11-I, Page 526 in the Register's Office for McMinn County, Tennessee.

THERE IS ALSO QUIT CLAIMED herewith any rights which the first parties might have under the following clauses in prior deeds but no warranties are made in regard to such right, to wit: "the Grantees herein shall have water rights at the three springs and at any point between said springs and the concrete swimming pool, said Grantees shall have a right of access and permanent easement at least six feet wide and over the property of the Grantor to said springs any point along said Branch to the concrete swimming pool, said easement is for the purpose of

pipng water to the property of the Grantee and to erect power poles and lines to furnish power to a pump to be located at some point between said springs and concrete swimming pool.” “ The Grantee shall have a right to dam the branch at any point between the springs and concrete swimming pool, in order to a make a pool large enough for pumping water. The rights were conveyed to Ellis from Ball and said rights are transferred by this conveyance. In the deed from W. F. Ball to H. M. Ellis, Sr., Ball reserved the right of ingress and egress over the road here conveyed. Said reservation is here referred to and reserved for said Ball in this conveyance.”

It is the intention of this conveyance to sell all property owned by the first parties on the ridge at Athens, Tennessee, which over looks Athens Stove Works, whether included in the above description or not.

There is excepted the property previously conveyed to Communication Properties Association by Deed of record in Deed Book 10-P, Page 488 in said Register’s Office.

The above description is the same as the previous deed of record, no survey having been made at the time of this conveyance.

THIS CONVEYANCE is made subject to all applicable restrictions, easements and building set-back lines as are shown in the records of the McMinn County Register’s Office.

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 Grantee, his/her heirs and assigns forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises **are free from all encumbrances except 2007 property taxes which are to be prorated between the parties hereto and which Grantee herein assumes and agrees to pay**, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder set his/her hand and seal the day and year first above written.

James M. Deaderick

Melanie Deaderick

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James M. Deaderick and Melanie Deaderick within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of May , 2007.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is _____ .

Sworn to and subscribed before me, this _____ day of May , 2007. _____ Affiant

Notary Public

My Commission Expires: _____

SEND TAX BILLS TO:
PURCHASER

OWNER AND ADDRESS:
PURCHASER
Morning View Road, Athens, TN
CLT# 057/100 and 057/010