

OWNER/RESPONSIBLE TAXPAYER: _____
_____ THIS INSTRUMENT PREPARED BY:
Tennessee Valley Title Insurance Co.
1500 First Tennessee Plaza
Knoxville, TN 37929
(89633/tma)

Tax I.D. 014-009

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, 2008, between
DUANE RICHESIN and wife, NORA RICHESIN, of Monroe County, Tennessee,
First Parties, and _____, of _____ County, Tennessee, Second Party:

WITNESSETH:

THAT SAID FIRST PARTIES, for and in consideration of the sum of TEN AND
NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to them in hand
paid by said Second Party, the receipt of which is hereby acknowledged, have granted,
bargained, sold and conveyed, and do by these presents grant, bargain, sell and convey
unto Second Party, the real property described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to Duane Richesin and wife, Nora Richesin,
by deed from Reid Duncan and wife, Sandra Duncan, dated August 9, 2005, and
recorded in Book WD304, page 724, in the Monroe 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 same unto the
Second Party, ___ heirs, successors and assigns forever.

AND said First Parties, for themselves and their heirs, successors and assigns, do
hereby covenant with said Second Party, ___ heirs, successors and assigns, that they are
lawfully seized in fee simple of the premises above conveyed and have full power,
authority and right to convey the same, and that said premises are free from all
encumbrances except taxes for the year **2008**, which shall be prorated as of the date of
closing and which are assumed by Second Party; and

Any and all applicable restrictions, agreements, easements and building setback
lines as are shown in the records in the Monroe County Register's Office and
further to any matter and/or condition which would be disclosed by a current,
accurate survey or inspection of the property herein described;

and that they will forever warrant and defend the said premises and 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, or the masculine, feminine or neuter gender, as the case may
demand.

IN WITNESS WHEREOF, the said First Parties hereunder have executed this
instrument the day and year first above written.

DUANE RICHESIN

NORA RICHESIN

STATE OF _____)
) SS:
COUNTY OF _____)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, **DUANE RICHESIN and wife, NORA RICHESIN**, the 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 _____, 2008.

NOTARY PUBLIC

My Commission Expires:

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

Affiant

Subscribed and sworn to before me this ____ day of _____, 2008.

NOTARY PUBLIC

My Commission Expires:
