

This Instrument Prepared By:
Stephen C. Walling, Attorney
139 Fox Road, Suite 303
Knoxville, TN 37922
File No. 15617

EXAMPLE WARRANTY DEED

WARRANTY DEED

THIS INDENTURE, made this ____ day of _____, 2007, between

Keith Ooten and Paulette Ooten, Husband and Wife

of Roane County, Tennessee, hereinafter referred to as **Grantors**, and

PURCHASER

of _____, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantors, 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, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Grantee the following described premises, to wit:

SITUATED in the Fourth Civil District (4th) of Roane County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the center of the road, a common corner with Robert F. West and in the Boyd McElhaney line; thence north 480 feet more or less, to West's northwest corner marked by an iron pin; thence east along Robert F. West's line 200 feet, more or less, to an iron pin in J.D. Harrison's southwest corner; thence north 660 feet more or less to a pile of stones at Gene West's line; thence, North along West's line to a pile of stones, a corner in the Frank Woody line; thence west along the Wood line and Hall property (also known as the J.O. Robinson Farm); thence, south along said Hicks and Hall line to a pile of stones, a common corner with Boyd McElhaney; thence east along the McElhaney line 700 feet more or less to the point of BEGINNING in the center of the aforesaid road, containing by estimation 61 acres, more or less.

BEING the same property conveyed Keith Ooten and wife, Paulette Ooten by Warranty Deed dated July 25, 1996, of record in Deed Book J-20, Page 140 in the Register's Office for Roane County, Tennessee.

EXCEPTED FROM THE AFOREDESCRIBED PROPERTY IS THAT TRACT CONVEYED TO SHANE KEITH OOTEN BY DEED DATED JANUARY 4, 2002 OF RECORD IN DEED BOOK D-22, PAGE 560 IN THE REGISTER'S OFFICE FOR ROANE COUNTY, TENNESSEE.

EXCEPTED FROM THE AFOREDESCRIBED PROPERTY IS THAT TRACT CONVEYED TO JOHN L. WILSON AND MYRTLE GRACE WILSON BY DEED DATED APRIL 12, 1998 OF RECORD IN DEED BOOK Z-20, PAGE 31 IN THE REGISTER'S OFFICE FOR ROANE COUNTY, TENNESSEE.

THIS CONVEYANCE is made subject to all applicable restrictions, easements and building set-back lines as are shown in the records of the Roane 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 Grantors do hereby covenant with said Grantee, that Grantors 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 2007 property taxes which are to be prorated between the parties hereto and which Grantee herein assumes and agrees to pay, and that Grantors 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 Grantors hereunder set their hand and seal the day and year first above written.

Keith Ooten

Paulette Ooten

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Ooten and Paulette Ooten 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 _____, 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 _____, 2007.

Affiant

Notary Public

My Commission Expires: _____

SEND TAX BILLS TO:

OWNER AND ADDRESS:

157 McElhaney, Ten Mile, TN
CLT# 04/117/04100