

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
1500 First Tennessee Plaza
Knoxville, TN 37929
(85432/tjm)

Tax I.D. No. 058KG-032

SAMPLE

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, 2006, between **CAROL SILVEY, CONSERVATOR FOR THE ESTATE OF ADA V. TOWNSON, unmarried**, of Roane County, Tennessee, First Party, and _____, of _____ County, Tennessee, Second Party:

WITNESSETH:

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

SITUATED in District Three of Roane County, Tennessee, and being within the corporate limits of the City of Kingston, Tennessee, and being known as all of **Lot 19, Farmington Manor**, as shown by map of same of record in Map Book 7, page 148(2), in the Office of the Register of Deeds for Roane County, Tennessee, which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Ada V. Townson by deed from Frank B. Couch, III, and wife, Holly H. Couch, dated December 17, 1987, of record in Deed Book T-17, page 526, in the Roane County Register's Office.

See Order filed in the Chancery Court for _____ County, Tennessee, Case # _____.

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 Party, for herself and her heirs, successors and assigns, does hereby covenant with said Second Party, _____ heirs, successors and assigns, that she 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 taxes for the year **2006**, 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 Roane 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.

