

OWNER/RESPONSIBLE TAXPAYER:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.  
1500 First Tennessee Plaza  
Knoxville, TN 37929  
(90423/tma)

Tax I.D. 047NE-002

WARRANTY DEED

THIS INDENTURE made this \_\_\_\_ day of \_\_\_\_\_, 2008, between ROBERT S. BOWEN and wife, ELAINE BOWEN, of Roane 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:

SITUATED, LYING AND BEING in the Third Civil District of Roane County, Tennessee, within the City of Kingston, and being more particularly described as follows:

BEGINNING at a point on the south side of North Kentucky Street, corner to Larmoyeaux; thence along the south margin of North Kentucky Street, North 78 deg. 54 min. East, 105.92 feet to an iron rebar, corner to Kyker; thence South 34 deg. 21 min. East, 145.11 feet to an iron pin in the north margin of Old Kentucky Street, South 57 deg. 23 min. West, to an iron pin at the corner of Larmoyeaux; thence North 33 deg. 25 min. West, 183.91 feet to the point of BEGINNING, all shown on survey by Charles M. Freeman, TN RLS #1427, dated 5/27/91.

BEING the same property conveyed to Robert S. Bowen and wife, Elaine Bowen, by deed from Frederick D. Harvey and wife, Annabelle S. Harvey, dated March 13, 2001, and recorded in Deed Book X21, page 692, in the Register's Office for Roane County, Tennessee.

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 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.

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

\_\_\_\_\_  
ROBERT S. BOWEN

\_\_\_\_\_  
ELAINE BOWEN

STATE OF TENNESSEE    )  
                                  ) SS:  
COUNTY OF \_\_\_\_\_ )

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ROBERT S. BOWEN and wife, ELAINE BOWEN**, 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:  
\_\_\_\_\_