

OWNER/RESPONSIBLE TAXPAYER: \_\_\_\_\_  
\_\_\_\_\_ THIS INSTRUMENT PREPARED BY:  
Tennessee Valley Title Insurance Co.  
1500 First Tennessee Plaza  
Knoxville, TN 37929  
(94124/tma)

CLT #104NE-005

WARRANTY DEED

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_, 2009, between **S & E PROPERTIES, LLC, a Tennessee limited liability company**, 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 it 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:

SITUATED in District No. Six of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as all of Lot 5, Chesterfield Subdivision, Unit 1, as the same appears of record as Instrument No. 200503220074479, in the Register's Office for Knox County, Tennessee, to which specific reference is hereby made for a more particular description.

BEING part of that property conveyed to S & E Properties, LLC, by Warranty Deed from David M. Whisnant and wife, Patricia G. Hudson, dated February 11, 2008, and recorded as Instrument No. 200802120060212, in the Register's Office for Knox County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, and all covenants and warranties running in favor of the First Party relating to the property; TO HAVE AND TO HOLD the same unto the Second Party, \_\_\_ heirs and assigns forever.

AND said First Party, for itself and its successors and assigns, does hereby covenant with said Second Party, \_\_\_ heirs and assigns, that it 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 2009, which shall be prorated as of the date of closing and which Second Party assumes and agrees to pay, and the following matters:

This conveyance is made subject to any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records in the Knox 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 it 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, or the masculine, feminine or neuter gender, as the case may demand.

