

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:
Tennessee Valley Title Insurance Co.
1500 First Tennessee Plaza
Knoxville, TN 37929
(96025/tma)

Tax I.D. No. 144MA-046

WARRANTY DEED

THIS INDENTURE made this ____ day of _____, 2010, between SAMUEL C. PATTERSON and PAMELA J. PATTERSON of _____ 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 me in hand paid by said Second Party, the receipt of which is hereby acknowledged, have 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 Six of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as Lot 46, Block A, Farmington Subdivision, Unit 3, a subdivision to Knox County, Tennessee, as shown by map of said subdivision of record in Map Book 68-S, page 55, in the Register's Office for Knox County, Tennessee; said lot being more particularly bounded and described as shown on map of record aforesaid, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Samuel C. Patterson by Warranty Deed and Irrevocable Durable Power of Attorney from Phillip Lynn Gribble and wife, Kimberly A. Gribble, dated April 11, 2001, and recorded as Instrument No. 200108010007984, in the Register's Office for Knox County, Tennessee. See also Knox County Chancery Court No. 173626-3.

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 has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year **2010**, 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 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 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.

SAMUEL C. PATTERSON

PAMELA J. PATTERSON

STATE OF TENNESSEE)
) SS:
COUNTY OF KNOX)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, SAMUEL C. PATTERSON, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this ____ day of _____, 2010.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
) SS:
COUNTY OF KNOX)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, PAMELA J. PATTERSON, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this ____ day of _____, 2010.

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 _____, 2010.

My Commission Expires:

NOTARY PUBLIC