

**TRUSTEE'S DEED**

THIS DEED made and entered into this the 20<sup>th</sup> day of May, 2009, by and between KENNETH CLARK HOOD, Trustee, of Greeneville, Tennessee, as Party of the First Part, and GREENBANK, as party of the Second Part.

**WITNESSETH**

THAT WHEREAS, by Deed of Trust dated the 11<sup>th</sup> day of January, 2008, and of record in Deed Book T823, Pages 147-160 in the Register's Office for Carter County, Tennessee, JAMES O. WILLIS and ROBYN MARIE WILLIS conveyed, in trust, to KENNETH CLARK HOOD, Trustee, the real property hereinafter described to secure the payment of a certain promissory note in the original principal sum of \$119,463.77 payable as set out in the said deed of trust, and which deed of trust is incorporated herein by reference; and

WHEREAS, default has been made in the payment of said note on the due date thereof, and the holder and owner thereof instructed the said Trustee to foreclose the said deed of trust, and the said Trustee after having advertised the said property for sale as provided for in terms of the said deed of trust, sold the same at public auction on the front steps of the Carter County Courthouse in Elizabethton, Tennessee, on the 20<sup>th</sup> day of May, 2009, at which time and place the Party of the Second Part became the last, highest, and best bidder for the sum of **\$82,500.00** and the assumption of any unpaid taxes or assessments; and, wherefore, the Party of the First Part has bargained and sold and does, by these presents, transfer and convey unto the Party of the Second Part, its successors and assigns, the following described real property, to-wit:

Located in the 12<sup>th</sup> Civil District of Carter County, Tennessee.

LOTS 1, 2 AND 3, JEFFREY HEATON SUBDIVISION, as shown on plat of record in the Register's Office for Carter County at Elizabethton, Tennessee, in Plat Cabinet B, Slide 381; and being the same property conveyed to James Odell Willis and Robyn Marie Willis, husband and wife, by Deed dated December 13, 2006, of record in said Register's Office in Deed Book 508 at Page 152, to all of which reference is hereby made expressly made.

Affixed to the subject property and to be sold with is a 2005 Modular HCO mobile home VIN No. MOH00362. *The mobile home is being sold as-is, where-is, without expressed or implied warranties. The implied warranties of merchantability, fitness for a particular purpose, and habitability are hereby waived.*

TO HAVE AND TO HOLD together with the hereditaments and appurtenances thereto appertaining, to the Party of the Second Part, its successors and assigns, in fee simple, forever. This conveyance is made as Trustee only, and all of my actions with

THE PERSON RESPONSIBLE FOR PAYMENT OF TAXES IS PROPERTY OWNER Name GREENBANK Address PO BOX 1130 Map 6 Group Parcel 11

MANDA SAVAGE  
STATE OF TENNESSEE  
NOTARY PUBLIC  
Subscribed and sworn to before me this 20th day of May, 2009, at Elizabethton, Tennessee.  
Manda Savage  
Notary Public  
My Commission Expires 05/20/11

THIS INSTRUMENT PREPARED BY:  
ROGERS, LAUGHLIN, HUNNALLY, HOOD & CRUM, P.C.  
100 SOUTH MAIN STREET  
GREENEVILLE, TN 37743  
TELEPHONE: 1-423-639-5183

respect to the premises were done solely as Trustee and under the powers vested in me under said Trust Deed.

The sale was advertised and made as Trustee only, without covenants of seizen or warranties of title, subject to any liens, encumbrances, easements, rights-of-way, set back lines, restrictions, covenants, and any unpaid taxes and or assessments affecting the subject property which have priority over the lien of the trust deed foreclosed, and this conveyance is made accordingly.

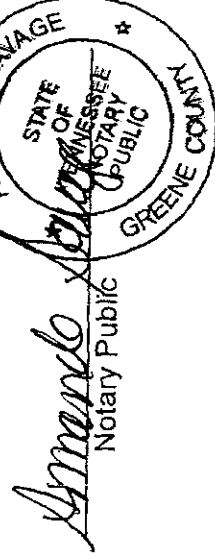
WITNESS the signature of the Party of the First Part on the day and year first written above.

  
KENNETH CLARK HOOD,  
Trustee

STATE OF TENNESSEE X  
COUNTY OF GREENE X

On the 27 day of May, 2009, before me personally appeared KENNETH CLARK HOOD, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, known to me to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed and for the purposes therein contained.

Given under my hand and official seal at office in Greeneville, Tennessee, the day and year above written.



My Commission Expires:

9/23/2012

L:\Foreclosure\GB\Willis James & Robin\274 Bulldog Hollow 09-40175\Deed



BK/PG: 27/500-501  
05/29/2009 - 11:50 AM

2 PGS. L.A. - TRUSTEES DEED	Inst Num: 98003430
BRENDA BATCH: 48775	
VALUE	87500.00
MORTGAGE TAX	0.00
TRANSFER TAX	305.25
RECORDING FEE	10.00
DP FEE	7.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	318.25

STATE OF TENNESSEE, CARTER COUNTY  
EDRIE BRISTOL  
REGISTER OF DEEDS

**Tennessee Housing Development Agency (THDA)**  
**Affidavit of Affixation**  
**(Manufactured Home)**

STATE OF TENNESSEE )  
 COUNTY OF Sullivan )

Before me, the undersigned notary public, on this day personally appeared Robert Marie Willis and James O. Willis and John James (each a "Homebuyer"), and James O. Willis and John James (each a "Seller"), known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed below, and who, being by me first duly sworn, did each by personal oath state as follows:

1. Seller owns the manufactured home (the "Home") described as follows and on the date hereof is conveying the Home to Homebuyer:

Used Year 2005 Manufacturer's Name Model Modular 1  
 New/Used  
40003 Length/Width 70x32 Manufacturer's Serial No. MH00362  
 Name and No.

2. The Home is or will be located at the following "property address":

874 Bulldog Hollow Elizabethton Carter TN 37643  
 Street or Route City County State Zip Code

3. The legal description of the real property where the Home is or will be permanently affixed (the "Land") is:

Located in the 1st Civil District of Carter Co., TN. Lots 1, 2 & 3, Jeffrey Meaton Subdivision, as shown on Plat of record in the Registrar's Office for Carter Co. at Elizabethton, TN, in Plat Cabinet B, Slide 381, and being the same property conveyed to James Earl Willis and Robin Marie Willis, husband and wife, by deed dated December 11, 2000, of record in said Registrar's Office in BK 508, Pg. 153, to all of which reference become permanently affixed.  
is hereby expressly made.

5. The Home shall be assessed and taxed as an improvement to the Land.

6. Check one:

A. The Home bears permit decal number \_\_\_\_\_ (appearing in the inside cover of the electrical box for the Home), indicating that the Home has been "set up" in accordance with the Uniform Standards Code (T.C.A. § 68-126-406); OR

B. (1) All permits required by applicable governmental authorities have been obtained;

(2) The foundation system for the Home complies with all laws, rules, regulations and codes and manufacturer's specifications applicable to the manufactured home becoming a permanent structure on the Land; and

(3) The wheels and axles have been removed.

7. The Home is permanently connected to a septic or sewer system and other utilities such as electricity, water and gas.

8. The Home is subject to the following security interests (each, a "Security Interest"):

GreenBank Name of Lienholder  
110 E Center St Kingsport TN 37640 Address:  
 Original Principal Amount Secured: \$ 95,000 Original Principal Amount Secured: \$ \_\_\_\_\_

Prepared by -  
 KDF Center St -  
 Kingsport TN 37640

[Affidavit of Affixation Execution Page]

9. Other than those disclosed in this affidavit, neither the Homebuyer nor the Seller is aware of (i) any other claim, lien or encumbrance affecting the Home, (ii) any facts or information known to the Homebuyer or Seller that could reasonably affect the validity of the Homebuyer's or Seller's title to the home or the existence or non-existence of security interests in the Home.

This affidavit is executed pursuant to applicable state law and shall be recorded in the real property records in the county in which the Home is located.

Further amount of cash paid by [Signature]

Homebuyer #1  
James O. Willis  
Printed Name

Date: 1/4/08

Robin Marie Willis  
Homebuyer #2 (if more than one homeowner)  
Robin Marie Willis  
Printed Name

Date: 1/4/08

[Signature]  
Seller #1  
East TN Homes  
Printed Name

Date: 1-8-08



2 PGS : AL - AFFIDAVIT OF AFFIXATION  
JESSICA BATCH: 38683 Inst Num: 0800184

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

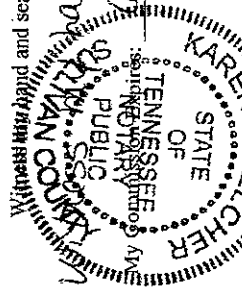
Seller #2 (if more than one seller)  
Printed Name

STATE OF TENNESSEE )  
COUNTY OF Sullivan )  
Printed Name

Before me, Karen P. Belcher, a Notary Public of the state and county mentioned, personally appeared James O. Willis, Robin Marie Willis, East TN Homes by Robin Marie Willis, and the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

EDRIE BRISTOL  
REGISTER OF DEEDS CARTER COUNTY TENNESSEE

Karen P. Belcher  
Notary Public  
My Comm. Expires 1/1/2011  
I, Karen P. Belcher, do hereby certify that the foregoing instrument was signed and sealed by the within named party on this 4th day of January, 2008 at 8:00 AM and seal this 8:00 AM day of January, 2008 at East TN Homes.  
OF January, 2008.



REGISTER OF DEEDS: This instrument covers goods that are or are to become fixtures on or improvements to the property described in this instrument and is to be filed for record in the real estate records.

Parcel Identification Number assigned by Tax Assessor's Office:  
Map 6 Ctl Map 6  
Group ---  
Parcel 16.00

*No more to be taken*

**WARRANTY DEED**

THIS INDENTURE, made and entered into on this the 29 day of

April, 2005, by and between **JEFFREY HEATON**, party of the

first part; and **JOSHUA BOWMAN** and wife, **APRIL BOWMAN**, parties of the second part.

**W I T N E S S E T H**

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash to him in hand paid by the said parties of the second part, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and does hereby grant, bargain, sell, and convey unto the said parties of the second part, the following described premises, to-wit:

SITUATE in the Twelfth (12<sup>th</sup>) Civil District of Carter County, Tennessee, and being more particularly described as follows:

BEING Lots 1, 2, and 3 of the Jeffrey Heaton Subdivision, as shown on plat of record in Plat Cabinet B, Slide 381, Register's Office for Carter County, Tennessee.

BEING the same property conveyed to Jeffrey Heaton, by Warranty Deed dated March 31, 2000, from David Irick and wife, Connie Irick, of record in Deed Book 453, Page 348, Register's Office for Carter County, Tennessee.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead therein.

TO HAVE AND TO HOLD the said premises to the said parties of the second part, their heirs and assigns, forever.

This conveyance is made expressly subject to all easements, covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

And the said party of the first part, for himself and for his heirs, executors, and administrators, does hereby covenant with the said parties of the second part, their heirs and assigns, that he is lawfully seized in fee simple of the premises hereby conveyed; that he has full power, authority, and right to sell and convey the same; that said premises are free from all encumbrances, except as set forth hereinabove; and, that he will forever

Prepared By:

LAW OFFICES  
LLEN, NELSON  
& BOWERS  
BOWERS BUILDING  
319 EAST ELK AVENUE  
LABETHTON, TN 37643

warrant and defend the said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

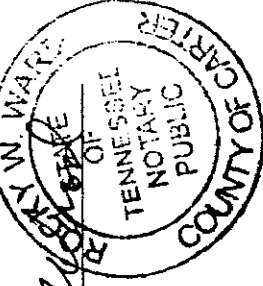
IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal on this day and year first above written.

Jeffrey Heaton  
JEFFREY HEATON

STATE OF TENNESSEE  
COUNTY OF TENNESSEE

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, the within named bargainor, **JEFFREY HEATON**, 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 the 29 day of April, 2005.



Roxey W. Warrick  
Notary Public

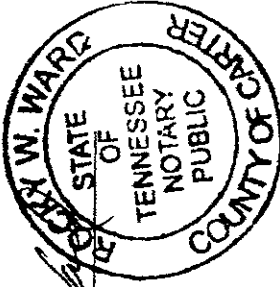
My Commission Expires:  
10-26-08

Property owner: Joshea Bowman and wife April Bowman  
Address: 434 H. HEATON Rd, ELIZABETHTON TEN. 37643  
Person or agency responsible for payment of taxes:  
Joshea Bowman and wife April Bowman  
Address: 434 H. Heaton Rd. Elizabethton TN 37643

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is \$ 25,250, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Julien Bowman  
AFFIANT

SUBSCRIBED AND SWORN TO before me, this the 29 day of April, 2005.



Roxey W. Warrick  
NOTARY PUBLIC

My Commission expires:  
10-26-08

Prepared By:  
LAW OFFICES  
ALLEN, NELSON  
& BOWERS  
BOWERS BUILDING  
619 EAST ELK AVENUE  
ELIZABETHTON, TN 37643



BK/PG: D494 / 276-277  
05/19/2005 - 01:25 PM

2. PAGE # AL - WARRANTY DEED	
JEAN BACHRI	14265 Inst Num: 05004065
VALUE	25250.00
MORTGAGE TAX	0.00
TRANSFER TAX	93.42
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	106.42

JOHNNY L. HOLDER  
REGISTER OF DEEDS CARTER COUNTY TENNESSEE

Attached  
to plat



ENVIRONMENTAL ASSISTANCE CENTER  
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
2305 SILVERDALE ROAD  
JOHNSON CITY, TENNESSEE 37601-2162

(423) 854-5400 STATEWIDE 1-888-891-9332 FAX (423) 854-5401

March 8, 2001

RE SUBDIVISION NAME: Jeffery Heaton Property  
ADDRESS: Bulldog Hollow Road (12<sup>th</sup> Civil District)  
COUNTY: Carter

The following restrictions apply to the installation of a conventional subsurface sewage disposal systems on this property:

- A A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Groundwater Protection before any construction begins
- B All lots were evaluated on basis of three (3) bedroom residences unless otherwise stated. If additional bedrooms are desired, each lot in question will require re-evaluation
- C The construction of dwellings with large floor plans or odd shaped configurations may reduce the number of bedrooms per dwelling allowed. Improper positioning of house site may result in a reduction of the number of bedrooms that each lot can sustain
- D The construction of dwellings with excavated basements may result in a reduction in the number of bedrooms. Prior to construction this office should be contacted, so that this situation can be discussed
- E Any portions of lots not soil mapped by a soil scientist, nor evaluated by this office, will require additional soils mapping and re-evaluation for approval
- F All gutter drains and natural drainage water needs to be diverted from subsurface sewage disposal area
- G Any cutting, filling or alterations of the soil conditions may void this approval
- H Water taps, water lines, underground utilities, and driveways should be located at side property lines unless otherwise noted

If you have any questions concerning a specific lot(s), the soils map is available at the local  
Division of Groundwater Protection Office

Sincerely,



Folsom Angel  
Environmental Specialist III

FA/13031067

RESTRICT