

**TRUSTEE'S DEED**

THIS DEED made and entered into this the 17<sup>th</sup> day of July, 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 4<sup>th</sup> day of April, 2000, and of record in Deed Book 177A, Page 997 in the Register's Office for Greene County, Tennessee, MICHAEL J. BAKER and wife, SAPRINA D. BAKER 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 \$72,250.00 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 Greene County Courthouse in Greeneville, Tennessee, on the 17<sup>th</sup> day of July, 2009, at which time and place the Party of the Second Part became the last, highest, and best bidder for the sum of **\$57,074.79** 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:

BEING Lot 2 of the property of Chad Lawson as shown on plat of record in Plat Cabinet E, Slide 269, in the Register's Office for Greene County, Tennessee, to which plat reference is here made for a more complete description.

BEING a part of the same property conveyed to Chad E. Lawson by Deed of Joe R. Good and wife, Brenda A. Good, dated February 7, 2000 and of record in Deed Book 171A, Page 1072, in the Register's Office for Greene County, Tennessee. Also being a part of the property conveyed to Saprina D. Baker by Deed of Joe R. Good and wife, Brenda Good, dated February 2, 1999 and of record in Deed Book 129A, Page 313, in said Register's Office.

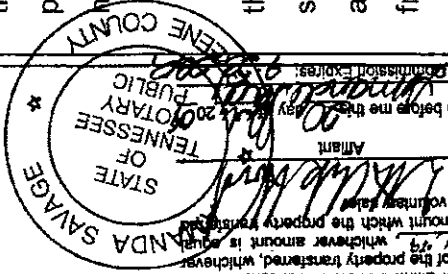
THIS CONVEYANCE is subject to an electric line which crosses the above described property as shown on the survey dated January 12, 2000.

THIS CONVEYANCE is subject to any restrictions, set back lines and easements as shown on the plat of record in said Register's Office.

Joe R. Good and wife, Brenda A. Good reserve the right to graze animals on the property described in Deed Book 171A, Page 1072, until such time

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

THE PERSON RESPONSIBLE FOR PAYMENT OF TAXES IS PROPERTY OWNER  
Name: Green Bank  
Address: PO Box 1130  
Greeneville, TN 37744-1130  
Parcel: 71.03  
Map: 104 Group



I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$57,074.79, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.  
Subscribed and sworn to before me this 17th day of July, 2009.  
Notary Public  
ANDY SAVAGE  
Provisional Address: 2009-000

driveway is built. Chad E. Lawson agrees not to erect a fence upon the above described property until such time as a driveway is built.

Located on the subject property and being sold herewith is a 1999 Advantage Mobile Home VIN No. 129965201016A. **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 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.

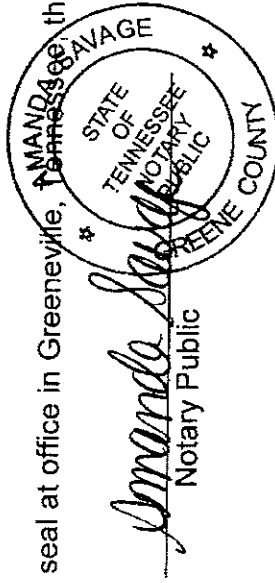
WITNESS the signature of the Party of the First Part on the day and year first written above.

  
KENNETH CLARK HOOD,  
Trustee

STATE OF TENNESSEE X  
COUNTY OF GREENE X

On the 20 day of July, 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:

9-23-2010

L:\Foreclosure\GB\Baker Michael & Sabrina 09-40271\Deed

BK/PG: 468A/2494-2495  
09007334

2 Pgs	AL - DEED
GLS#	MDCH176247
07/21/2009	07:56:13 AM
VALUE	57074.79
MORTGAGE TAX	0.00
TRANSFER TAX	211.18
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	224.18

STATE OF TENNESSEE, GREENE COUNTY

JOY RADER  
REGISTER OF DEEDS

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That for a good, valuable and adequate consideration, the receipt of which is acknowledged, the undersigned **Joe R. Good and wife Brenda A. Good** have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto **Chad E. Lawson, in fee simple**, the following described real estate, to-wit:

SITUATE in the Fourth Civil District of Greene County, Tennessee, and being more particularly described as: *lot 1*

*Wade to Toby Rd - lot 1*  
Beginning at an iron pin in the centerline of Toby Road corner to Williams; thence South 24 deg. 22 min. 43 sec. West 979.11 feet to an iron pin in the line of Baker (now Lawson); thence with Baker South 60 deg. 232 min. 30 sec. East about 40 feet to a new iron pin in the line of Williams; thence North 24 deg. 22 min. 43 sec. East 979.11 feet to an iron pin in the centerline of Toby Road; thence with Toby Road; thence with Toby Road North 71 deg. 42 min. 03 sec. West 40.23 feet to the Beginning, and being a strip of land forty feet wide leading from Toby Road to the Baker (now Lawson) property.

The grantors herein reserve the right to graze animals on the above described property until such time a driveway is built. The grantee herein agrees not to erect a fence upon the above described property until such time as a driveway is built and joins in the execution of this conveyance to approve this decision.

For source of title see that warranty deed from R. R. Wilkerson et ux dated 3-22-1996 and recorded in Warranty Deed Book 29A at page 82, in the Register's Office for Greene County, Tennessee.

**TO HAVE AND TO HOLD** unto the said Chad E. Lawson the above described real estate in fee simple forever.

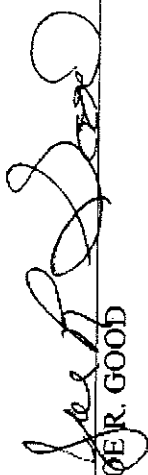
**AND WE HEREBY COVENANT** with the grantees, and their heirs and assigns, that we are lawfully seized and possessed of the above described real property; that we have a good and lawful right to sell and convey the same; that the same is unencumbered except as set forth herein, and the lien of the taxes for 2000, to be paid by grantee; and, that we forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

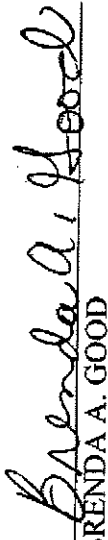
EK 171A PG 1072

Map 104 Parcel 2600  
GP  
Chad E. Lawson  
PROPERTY ASSESSOR GREENE COUNTY  
The 10 day of Feb 2000

Received of \_\_\_\_\_  
CASH  33.50  
CHECK   
MAIL   
FILE   
Chad E. Lawson

WITNESS our signatures on this February 7<sup>th</sup>, 2000.

  
JOE R. GOOD

  
BRENDA A. GOOD

  
CHAD E. LAWSON

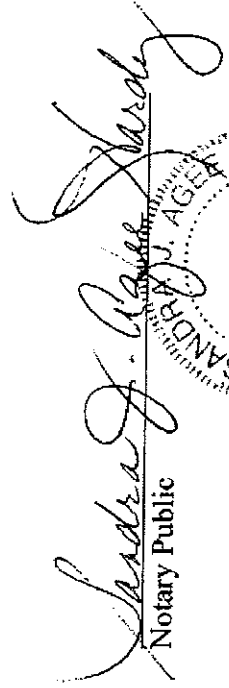
EK 171A PG 1073

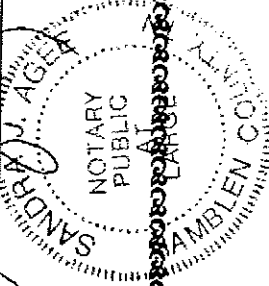
STATE OF TENNESSEE  
COUNTY OF HAMBLEN

Personally appeared before me, a notary public for the State of Tennessee, JOE R. GOOD and wife, BRENDA A. GOOD, and CHAD E. LAWSON, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my signature at Morristown, Tennessee this February 7<sup>th</sup>, 2000.

My commission expires:  
11-21-2002

  
Notary Public



~~~~~

This instrument prepared by:  
Anderson & Anderson, Attorneys  
508 W. 2<sup>nd</sup> North St.  
Morristown, TN 37814

The name and address of the person responsible for payment of taxes is:

CHAD E. LAWSON  
1043 BRANCHWAY  
MORRISTOWN, TN 37813

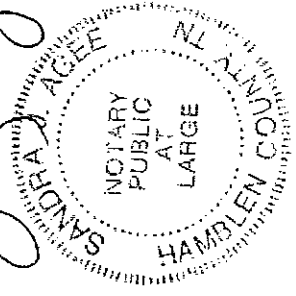
BK 171A PG 1074

State of Tennessee  
County of Hamblen

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 5,220.00 which amount is equal to, or greater than the amount which the property transferred would command at a fair and voluntary sale.

Chad E. Lawson SWORN to and subscribed before me this 12 day of February 2000 AFFIANT

Jandra J. Joy Rader My Commission expires: 11-21-2000 Notary Public;



State of Tennessee, County of GREENE  
Received for record the 10 day of  
FEBRUARY 2000 at 2:38 PM. (REC# 16461)  
Recorded in official records  
Book 171A Pages 1072-1074  
State Tax \$ 18.50 Clerks Fee \$ 1.00  
Recording \$ 14.00, Total \$ 33.50,  
Register of Deeds JOY RADER  
Deputy Register KIM OTTINGER

650 2  
12

DEED OF EASEMENT

WHEREAS, the undersigned, R. R. WILKERSON and wife, MARY NELL WILKERSON, are the owners of certain property located in the Fourth Civil District of Greene County, Tennessee, by virtue of a deed dated August 25, 1971 of record in Warranty Deed Book 291, Page 316, as corrected in Warranty Deed Book 291, Page 387; and

WHEREAS, said real estate is encumbered by a 12 foot right of way leading to the property which was owned by John D. Bell et al by virtue of a warranty deed of record in Warranty Deed Book 305, Page 430 in the Register's Office for Greene County, Tennessee, said right of way being that referred to in the deed of G. D. Baker et al to O. A. Bible of record in said Register's Office in Warranty Deed Book, 147, Page 89; and

WHEREAS, said right of way is currently 12 feet in width and it is the desire of the purchaser of the property from Bell that said right of way be 25 feet in width and the undersigned have no objection to same;

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, R. R. WILKERSON and wife, MARY NELL WILKERSON, do by these presents grant, bargain, sell and convey unto RONNIE WADE PRICE and wife, CHARLOTTE MYERS PRICE, their heirs and assigns, a perpetual non-exclusive easement for ingress and egress including the right to construct and maintain a road over the property 25 feet in width, expanding same from its current width of 12 feet, over the real estate the centerline of which is described as follows:

SITUATE in the Fourth Civil District of Greene County, Tennessee, to-wit:

BEGINNING at a point on the southern right of way of Glades Road near the western property line of Wilkerson and the eastern property line of Smelcer; thence the following calls and distances: South 7 deg. 12' 47" West 95.74 feet to a point, South 10 deg. 37' 17" East 132.05 feet to a point, South 3 deg. 03' 37" East 260.75

Map 104 GP Parcel 76 1/2  
Eddie Wilkerson (RWS)  
PROPERTY ASSessor GREENE COUNTY  
The 12 day of July 1973

Plot  
Numbered  
A50

727  
This Instrument Prepared By:

William O. Foutch, Jr.

880 West First North Street, Morristown, Tennessee 37814

feet to a point, South 11 deg. 06' 37" West 94.48 feet to a point, South 10 deg. 40' 00" East 237.37 feet to a point, South 0 deg. 31' 26" West 358.29 feet to a point, South 26 deg. 32' 20" East 116.21 feet to a point, South 63 deg. 34' 17" East 268.61 feet to a point, North 64 deg. 23' 47" East 246.98 feet to a point, South 34 deg. 30' 35" East 278.84 feet to a point, North 89 deg. 00' 57" East 270.70 feet to a point, South 78 deg. 59' 01" East 175.65 feet to a point, South 22 deg. 27' 58" East 60.99 feet to a point in the line of property of Bell to be conveyed to Price, according to a survey prepared by William H. Shockley, TRLS No. 973, 2125 Lawson Road, Morristown, Tennessee 37814, bearing date of June 22, 1993.

TO HAVE AND TO HOLD said easement unto RONNIE WADE PRICE and wife, CHARLOTTE MYERS PRICE, their heirs and assigns, forever.

The undersigned covenant that they are lawfully seized of said property, have good right to convey said easement and that said property is unencumbered. The undersigned covenant further and bind themselves, their heirs, representatives, successors and assigns, to warrant and defend title to said easement to Ronnie Wade Price and wife, Charlotte Myers Price, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 8 day of July, 1993.

  
R. R. WILKERSON

  
MARY NELL WILKERSON

STATE OF TENNESSEE

COUNTY OF HAMBLEN *Greene*

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainors, R. R. WILKERSON and wife, MARY NELL WILKERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained and expressed.

Drawn by/return to: Steven D. McClintock  
First Title Corporation  
208 Sunset Drive, Suite 366  
Johnson City, TN 37604

Map and Parcel No.: <sup>part of</sup> 104/ 76.00

WARRANTY DEED

THIS INDENTURE, made and entered into this the 15<sup>th</sup> day of AUGUST, 1997, is by and between JOE R. GOOD and wife, BRENDA GOOD, Parties of the First Part, and PATRICIA J. HOGUE and husband, PAUL F. HOGUE, Parties of the Second Part;

W I T N E S S E I H

THAT FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Parties of the First Part have bargained and sold and do by these presents transfer and convey unto the Parties of the Second Part, their heirs and assigns, the following described property, situate, lying and being in the 4th Civil District of GREENE County, Tennessee and more particularly described as follows, to-wit:

SITUATE in the 4th Civil District of Greene County, Tennessee, as follows:

BEGINNING on an iron pin found at the southernmost point of tax parcel 104/ 76.00, a corner to Banks and Myers; then with the line of Myers four courses: N 50-25-08 W, 176.92 feet to a 10" Hickory; N 12-10-13 W, 54.15 to an 8" Hickory; N 63-00-32 W, 237.70 feet to a Cedar Stump; N 52-40-53 W, 182.61 feet to a point in the center of Foxgate Trail; then with the center of Foxgate Trail three courses: N 00-53-57 W, 39.51 feet; N 52-30-13 W, 66.34 feet; N 66-02-36 W, 88.96 feet; then leaving the road and passing through an iron pin at approximately 20 feet, a new line, N 41-19-32 E, a total distance of 587.96 feet to an iron pin; then S 60-17-33 E, 529.82 feet to an iron pin; then N 17-05-39 E, 515.72 feet, passing through an iron pin at approximately 490 feet to a point in the center of Toby Road; then with the center of Toby Road, S 40-54-18 E, a distance of 47.17 feet, a corner to Banks; then with the line of Banks, S 17-05-39 W, 1,209.89 feet to the BEGINNING, containing 10.00 acres, more or less, as shown on survey for Joe Good by Gerald (Jerry) Wilde, RLS 786, 402 W. Broadway, Newport, Tennessee 37821, dated July 1, 1997, to which reference is here made.

TOGETHER with and subject to a non-exclusive right of way, for the purposes of ingress, egress and all utilities, 25' in width, the center line of which is as follows:

Beginning at a point in the center of the existing right of way in the line of Myers as aforesaid; thence the following calls and distances: N

PROPERTY ASSESSOR, GREENE COUNTY  
The 15 day of Aug 1997

Map No. 104 GP  
Parcel 76.00 P/p  
Celia Walker (MWD)

173A  
270

00-53-57 W 39.51 feet; N 52-30-13 W 66.34 feet; N 66-02-36 W 88.96 feet; N 60-16-09 W 294.01 feet; N 44-58-59 W 78.58 feet; N 11-48-03 W 150.12 feet; N 36-40-08 W 50.06 feet; N 70-03-50 W 62.05 feet; S 71-11-02 W 170.98 feet; N 75-54-19 W 55.08 feet; N 51-11-05 W 245.61 feet; N 14-48-53 W 105.64 feet to the point where Foxgate Trail becomes a publicly maintained right of way, all as shown on the aforesaid survey.

TOGETHER WITH and subject to an easement for utilities lines as they presently exist across the southern portion of the remaining property of Good as shown on the aforesaid survey.

Being a part of the same property conveyed to JOE R. GOOD and wife, BRENDA GOOD, by deed dated MARCH 22, 1996 and recorded in Deed Book 25A, page 82 in the Register's Office for GREENE County, Tennessee.

TO HAVE AND TO HOLD said property, together with all rights, privileges and appurtenances thereunto appertaining unto the Parties of the Second Part, their heirs and assigns, in fee simple forever.

The Parties of the First Part covenant with the Parties of the Second Part that they are lawfully seized and possessed of said property; that they have a good and perfect right to sell and convey the same; that the same is free and unencumbered and they will forever warrant and defend the title thereto, against the lawful claims of all persons whomsoever.

This property is conveyed subject to all valid and restrictive covenants and easements, if any, of record.

IN TESTIMONY WHEREOF, the Parties of the First Part have hereto set their signatures on the day and date first above written.

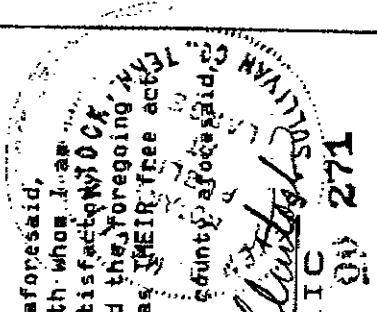
Joe R. Good  
JOE R. GOOD

Brenda Good  
BRENDA GOOD

STATE OF TENNESSEE  
COUNTY OF SVALLAN

Before me, a Notary Public, of the state and county aforesaid, personally appeared JOE R. GOOD and wife, BRENDA GOOD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons described in and who executed the foregoing instrument, and acknowledged that THEY executed the same as THEIR free act and deed.

WITNESS MY HAND AND SEAL at office, in the state and county aforesaid, this the 15 day of AUGUST, 1997.



Steven D. McClintock  
NOTARY PUBLIC

My Commission expires:

10/30/00

01 271

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That for a good, valuable and adequate consideration, the receipt of which is acknowledged, the undersigned **Joe R. Good and wife Brenda A. Good** have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto **Chad E. Lawson**, in fee simple, the following described real estate, to-wit:

**SITUATE** in the Fourth Civil District of Greene County, Tennessee, and being more particularly described as:

Beginning at an iron pin in the centerline of Toby Road corner to Williams; thence South 24 deg. 22 min. 43 sec. West 979.11 feet to an iron pin in the line of Baker (now Lawson); thence with Baker South 60 deg. 232 min. 30 sec. East about 40 feet to a new iron pin in the line of Williams; thence North 24 deg. 22 min. 43 sec. East 979.11 feet to an iron pin in the centerline of Toby Road; thence with Toby Road; thence with Toby Road North 71 deg. 42 min. 03 sec. West 40.23 feet to the Beginning, and being a strip of land forty foot wide leading from Toby Road to the Baker (now Lawson) property.

The grantors herein reserve the right to graze animals on the above described property until such time a driveway is built. The grantee herein agrees not to erect a fence upon the above described property until such time as a driveway is built and joins in the execution of this conveyance to approve this decision.

For source of title see that warranty deed from R. R. Wilkerson et ux dated 3-22-1996 and recorded in Warranty Deed Book 29A at page 82, in the Register's Office for Greene County, Tennessee.

**TO HAVE AND TO HOLD** unto the said Chad E. Lawson the above described real estate in fee simple forever.

**AND WE HEREBY COVENANT** with the grantees, and their heirs and assigns, that we are lawfully seized and possessed of the above described real property; that we have a good and lawful right to sell and convey the same; that the same is unencumbered except as set forth herein, and the lien of the taxes for 2000, to be paid by grantee; and, that we forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

BK 171A PG 1072

Map 104 sq  
26.00  
Chad E. Lawson  
PROPERTY ASSESSOR GREENE COUNTY  
The day of Feb 2008

Received of  
CASH  FILE  MAIL   
Chad E. Lawson

WITNESS our signatures on this February 7<sup>th</sup>, 2000.

Joe R. Good  
JOE R. GOOD

Brenda A. Good  
BRENDA A. GOOD

Chad E. Lawson  
CHAD E. LAWSON

EK 171A PG 1073

STATE OF TENNESSEE  
COUNTY OF HAMBLEN

Personally appeared before me, a notary public for the State of Tennessee, JOE R. GOOD and wife, BRENDA A. GOOD, and CHAD E. LAWSON, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my signature at Morristown, Tennessee this February 7<sup>th</sup>, 2000.

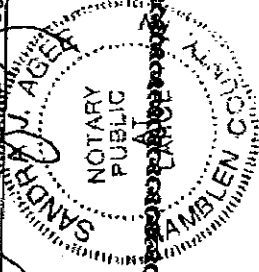
My commission expires:

11-21-2002

This instrument prepared by:

Anderson & Anderson, Attorneys  
508 W. 2<sup>nd</sup> North St.  
Morristown, TN 37814

Sandra J. Agel  
Notary Public



The name and address of the person responsible for payment of taxes is:

Chad C. Lawson  
4043 BRANCHWAY  
MORRISTOWN, TN 37813

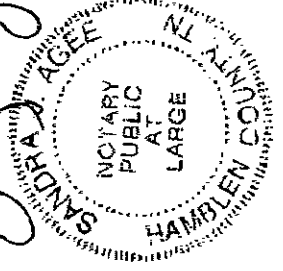
BK 171A PB 1074

State of Tennessee  
County of Hamblen

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 5,620.00 which amount is equal to, or greater than the amount which the property transferred would command at a fair and voluntary sale.

Chad C. Lawson AFFIANT  
SWORN to and subscribed before me this 11th day of February, 2008

My Commission expires: 11-21-2008 Sandra J. AgEE Notary Public;



State of Tennessee, County of GREENE  
Received for record the 10 day of  
FEBRUARY 2008 at 2:38 PM. (RECN 16963)  
Recorded in official records  
Book 171A pages 1072-1074  
State Tax \$ 16.50 Clerks Fee \$ 1.00  
Recording \$ 14.00, Total \$ 31.50,  
Register of Deeds JOY RAUER  
Deputy Register KIM OTTINGER