

This Instrument Prepared By:

Responsible Taxpayer:

LONG, RAGSDALE & WATERS, P.C.
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DRAFT

SUCCESSOR TRUSTEE'S DEED

THIS SUCCESSOR TRUSTEE'S DEED is made and entered into as of the ____ day of September, 2009, by and between Garrett P. Swartwood, acting as Successor Trustee ("Grantor"), and _____ ("Grantee").

WHEREAS, R.B. Stewart, Jr., and F. Alexander Stewart (the "Debtors"), conveyed two Deeds of Trust, Assignments of Rents and Security Agreements (the "Deeds of Trust") dated November 30, 2005, and November 10, 2006, respectively, encumbering certain real estate in Anderson County, Tennessee, described therein (the "Trust Estate") and appearing of record at Book 1410, Pages 950-958, and Book 1439, Pages 425-433 in the Office of the Register of Deeds for Anderson County, Tennessee;

WHEREAS, the Deeds of Trust were subsequently modified by two Extension and Modification Agreements dated August 10, 2007, and March 28, 2008, respectively, of record at Book 1461, Pages 1240-1243, and Book 1477, Pages 637-640, in the Office of the Register of Deeds of Anderson County, Tennessee;

WHEREAS, Greeneville Federal Bank FSB is the holder of the aforementioned indebtedness and the beneficiary under the subject Deeds of Trust, as modified;

WHEREAS, Grantor was appointed Successor Trustee under the Deeds of Trust by instrument of record at Book 1507, Pages 680-681, in the Office of the Register of Deeds for Anderson County, Tennessee;

WHEREAS, Greeneville Federal Bank FSB, as beneficiary under the Deeds of Trust, as modified, authorized and directed Grantor to foreclose the Deeds of Trust by sale at public auction in accordance with the Deeds of Trust, and thereupon Grantor caused due notice to be published on September 2, 2009, September 9, 2009, and September 16, 2009, in *The Knoxville-News Sentinel*, a newspaper published in Anderson County, Tennessee, that the Trust Estate would be sold at public auction at the main entrance to the Anderson County Court House, 100 North Main Street, Clinton, Tennessee 37716, to the highest bidder by virtue of the authority vested in the Grantor by the Deeds of Trust, as modified, said sale to be held on September 24, 2009, at 11:00 a.m.; and

WHEREAS, Grantor appeared at said foreclosure sale and the Trust Estate was offered for sale at public auction to the highest and best bidder at the aforementioned time, date and place and pursuant to the aforementioned notice, whereupon Grantee placed the highest and best bid and was duly declared the purchaser of the Trust Estate at said sale.

NOW, THEREFORE, in consideration of the sum so bid and paid, I, Garrett P. Swartwood, as Successor Trustee, do hereby convey and sell to Grantee all the rights, title and interest the Grantor has in the following described property, to wit:

SITUATE in the 2nd Civil District (formerly eighth) of Anderson County, Tennessee, in the City of Oak Ridge, Tennessee, and being more particularly described as follows:

DESIGNATED as Parcel Number 249 and 249.01 on the plat entitled as "Resubdivision, Parcel 249, Block Plan SD 17CK" of record in Map Book 4, Slide 142A, in the Register's Office for Anderson County, Tennessee, to which map specific reference is hereby made for a more particular description.

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This conveyance is made subject to applicable restrictions, building lines and all existing easements; 30 foot minimum building setback line from west and south property lines, water lines off Brisbane Avenue as shown, 12" storm sewer east side of property and center of property, private drainage easement east side of property, 4" cleanout east side of property, sign easement northeast corner, two 10 foot access easements across center of property, all per plat of record.

BEING the same property conveyed to R. B. Stewart, Jr., and F. Alexander Stewart by deed from Paris R. Walker, Jr., Individually and d/b/a R. O. Rentals and Denise Chase Walker, dated June 14, 1999, of record in Book 1111, page 190, Register's Office for Anderson County, Tennessee.

THIS CONVEYANCE is made AS IS, WHERE IS, and subject to any unpaid real estate taxes or other assessments and all prior deeds of trust, the rights of tenants in possession, easements and restrictions of record, any prior liens and encumbrances of record, and any applicable zoning regulations, encroachments and survey errors that may exist. Grantor conveys only the rights, title and interest in the subject Trust Estate conveyed to Grantor as Successor Trustee under the power vested in Grantor under the Deeds of Trust hereinabove referred to and not as an individual, all actions of Grantor being solely those of Successor Trustee. The Trust Estate is sold and conveyed without any covenant or warranty, express or implied.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT WAS ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the date stated above.

Successor Trustee

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, the undersigned Notary Public, for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who acknowledged himself to be the Successor Trustee under that certain Appointment of Successor Trustee recorded at Book 1507, Page 680, in the Office of the Register of Deeds for Anderson County, Tennessee, and that he, as Successor Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ____ day of September, 2009.

DRAFT

NOTARY PUBLIC
My Commission Expires: _____

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer, or value of the transfer, whichever is greater, is \$ _____.

AFFIANT

SWORN to and subscribed before me this ____ day of September, 2009.

NOTARY PUBLIC
My Commission Expires: _____