

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:
Tennessee Valley Title Insurance Co.
1500 First Tennessee Plaza
Knoxville, TN 37929
(94765A/tma)

Tax I.D. 061-049

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, 2009, between **EAST TENNESSEE HUMAN RESOURCE AGENCY, by Carol Silvey, Representative Agent, as Conservator for Lillie T. Williams**, of Blount County, Tennessee, 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 her in hand paid by said Second Parties, 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 Parties, the real property described as follows, to-wit:

LYING AND BEING in the Third Civil District of Roane County, Tennessee, and being more particularly described as follows:

BEGINNING on an iron pin in the Coley line, a corner of Lot No. 4; thence with said Coley line, South 47 deg. 30 min. West, 400 feet to an iron pin; thence South 41 deg. 30 min. West, 800 feet to an iron pin; thence northeast along dividing line of Lots 5 and 6, 1120 feet, more or less, to a corner of Robinette property; thence northeast 400 feet, more or less, to a fence post in Zirkle line, common corner with Tate; thence with Tate line along rail fence, Northeast 580 feet, more or less, to a stake; thence southeast 50 feet to a stone; thence northeast 1340 feet along Tate line to the center of a hollow; thence southeast along common dividing line of Lots 5 and 3, 850 feet to a post in the right of way of a 50 foot road; thence South 39 deg. 5 min. East, 50 feet to a stake; thence leaving said road, South 27 deg. 15 min. East, 130 feet to a stake, common corner with Tract No. 4; thence southwest 1450 feet, more or less, to the point of BEGINNING, containing 76 acres, more or less, all in accordance with survey of Wayne M. Bernard, License No. 606-199, dated the 1st day of June, 1973.

THERE IS ALSO CONVEYED a perpetual easement of ingress and egress over a 50 foot road right of way as shown on the plat of the Albert Moore farm prepared by Wayne Bernard on June 1, 1973. Said right of way begins in the northern margin of Eblen Cave Road at corner of Tract No. 1, of Albert Moore farm; thence North 39 deg. 5 min. West, 875 feet; thence South 55 deg. 35 min. West, 300 feet, more or less, to the property herein conveyed, being a uniform width of 50 feet to the left of the aforescribed calls from Eblen Cave Road.

BEING the same property conveyed to Willie N. Williams and wife, Lillie T. Williams, by Warranty Deed from Walter Moore, et al, dated June 20, 1973, and recorded in Deed Book B12, page 86, in the Roane County Register's Office.

Willie N. Williams died on or about _____, leaving Lillie T. Williams as the surviving tenant by the entirety.

See Order appointing East Tennessee Human Resources Agency, by Carol Silvey, Representative Agent as Conservator, entered in the Circuit Court for Blount County, Tennessee, No. _____.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims of every nature therein.

TO HAVE AND TO HOLD the same unto the Second Party, _____ heirs and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

The First Party covenants that it is lawfully seized in fee simple of the premises; that it has a good and lawful right to sell and convey the same; and that said property is free and clear and unencumbered, with the exception of the **2009** taxes, which will be prorated as of the date of closing between the parties; any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records of the Blount County Register's Office.

The First Party further covenants that it will warrant and defend the title to said premises unto the Second Party, _____ heirs and assigns, against the lawful claims of all parties claiming by, through, or under the First Party, but no further or otherwise.

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 Party hereunder has caused this instrument to be executed the day and year first above written.

EAST TENNESSEE HUMAN RESOURCE AGENCY

By: _____
Carol Silvey, Representative Agent, as
Conservator for Lillie T. Williams

STATE OF TENNESSEE)
) SS:
COUNTY OF _____)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared CAROL SILVEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Representative Agent of EAST TENNESSEE HUMAN RESOURCE AGENCY, as Conservator for Lillie T. Williams, the within named bargainor, and that she as such Representative Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of East Tennessee Human Resource Agency by herself as Representative Agent, as Conservator for Lillie T. Williams.

Witness my hand seal at office in _____ County, this _____ day of _____, 2009.

My Commission Expires: _____
Notary Public

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 _____, 2009.

My Commission Expires: _____
NOTARY PUBLIC