

OWNER/RESPONSIBLE TAXPAYER:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS INSTRUMENT PREPARED BY:  
Tennessee Valley Title Insurance Co.  
1500 First Tennessee Plaza  
Knoxville, TN 37929  
(92491/tma)

Tax Map 169LE

Parcels 001, 002, 003, 004, 005, 006, 007,  
008, 009, 010, 011, 012, 013, 014, 015, 017, 019,  
022, 023, 024, 025, 026, 027, 028, 029, 030, 038,  
039, 040, 041, 043, 044, 045, 046, 048, 049, 050,  
051, 052, 053, 054, 055, 056, 057, 058, 059, 061,  
063, 062, 063, 064, 065, 066, 067, 068, 069, 070,  
071, 072, 073, 077, 074, 075, 076 and 077

WARRANTY DEED

THIS INDENTURE made this \_\_\_\_ day of \_\_\_\_\_, 2009, between S & E  
PROPERTIES, LLC, a Tennessee limited liability company, First Party, and  
\_\_\_\_\_, 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 it in hand paid by said  
Second Party, 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 Party, the real  
property described as follows:

SITUATED in District No. 6 of Knox County, Tennessee, and without the corporate  
limits of the City of Knoxville, Tennessee, and being known and designated as Lots 1, 2,  
3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 19, 22, 23, 24, 25, 26, 27, 28, 29, 30, 38, 39,  
40, 41, 43, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 61, 62, 63, 64, 65, 66,  
67, 68, 69, 70, 71, 72, 73, 74, 75, 76 and 77, of Turning Leaf Trails Subdivision, as  
shown by map recorded as Instrument No. 200706150103195, in the Knox County  
Register's Office, to which map specific reference is hereby made for a more particular  
description.

BEING part of that property conveyed to S & E Properties, LLC, by the following two  
deeds:

- 1) Deed from James A. Bailey, et al, dated June 30, 2005, and recorded as Instrument  
No. 200507060001828; and
- 2) Deed from Robert A. Schmid, Trustee, dated October 13, 2005, and recorded as  
Instrument No. 200510190035720, both in the Register's Office for Knox County,  
Tennessee.

with the hereditaments and appurtenances thereto appertaining, and all covenants and warranties  
running in favor of the First Party relating to the property; TO HAVE AND TO HOLD the same  
unto the Second Party, his heirs, successors and assigns forever.

AND said First Party, for itself and its successors and assigns, does hereby covenant with  
said Second Party, his heirs, successors and assigns, that it is 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 2009, which shall be  
prorated as of the date of closing and which Second Party assumes and agrees to pay, and the  
following matters:

This conveyance is made subject to 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 it will forever warrant and defend the said premises and the 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 Party has caused this instrument to be executed and its name to be signed hereto by its duly authorized officer the day and year first above written.

S & E PROPERTIES, LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, \_\_\_\_\_, with whom I am personally acquainted, and who acknowledged him/herself to be the \_\_\_\_\_ of S & E PROPERTIES, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by him/herself as such Officer.

WITNESS my hand and official 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