

State of Tennessee, County of WASHINGTON  
 Received for record the 30 day of  
 JULY 2007 at 9:20 AM. (RECN 453864)  
 Recorded in official records  
 film Roll 565 Image 509- 511  
 State Tax \$ 636.40 Clerks Fee \$ 1.00,  
 Recording \$ 17.00, Total \$ 654.40,  
 Register of Deeds GINGER B. JILTON  
 Deputy Register JACKIE THOMPSON

**THIS INSTRUMENT PREPARED BY:**  
**Wilson Worley Moore Gamble & Stout PC**  
**2021 Meadowview Lane - 2<sup>nd</sup> Floor, P.O. Box 88**  
**Kingsport, Tennessee 37662**

THIS DEED is made and entered into as of the 1st day of July, 2007, by and between FIRST VENTURE ENTERPRISES, L.L.C., a Tennessee limited liability company, hereinafter known as the Party of the First Part, and BROOKS FAMILY LIMITED PARTNERSHIP #1, a Tennessee limited partnership, hereinafter known as the Party of the Second Part.

W I T N E S S E T H

That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Party of the First Part has this day bargained and sold and by these presents does hereby grant, transfer and convey unto the Party of the Second Part, its successors and assigns, with covenants of general warranty of title, the following-described property located in the 12th Civil District of Washington County, Tennessee, to-wit:

BEING all of Lot 2, as shown on map styled "Resubdivision of Lot 2, Glen Hall & Alan Stevens Property" of record in the Register's Office for Washington County at Jonesborough, Tennessee in Plat Book 15, at page 165; and being part of the Property conveyed to the Party of the First Part by deed of record in said Register's Office on Roll 134 at Image 141; to all of which reference is hereby expressly made.

There is also included in this conveyance all rights pursuant to an Access and Parking Easement Agreement of record in said Register's Office on Roll 178 at Image 27 and subject to all obligations and covenants of said Agreement.

TO HAVE AND TO HOLD unto the Party of the Second Part, its successors and assigns, in fee simple forever.

The Party of the First Part covenants with the Party of the Second Part, its successors and assigns, that it is lawfully seized and possessed of the Property; that it has a good and lawful right to convey the same as herein conveyed; that the Property is free, clear and unencumbered; and that it will forever warrant and defend the title to the Property against the good and lawful claims of all persons whomsoever.

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

WITNESS the signature of the Party of the First Part by its duly authorized officer, this date and day first above written.

FIRST VENTURE ENTERPRISES, L.L.C.

BY: Andrew M. Brooks  
Andrew M. Brooks, Chief Manager

STATE OF TENNESSEE :  
                                  :s.s.  
COUNTY OF SULLIVAN :

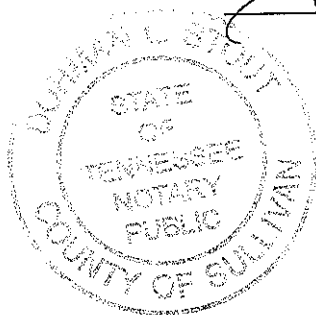
Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid state and county, Andrew M. Brooks, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of FIRST VENTURE ENTERPRISES, L.L.C., the within-named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Company by himself as Chief Manager.

WITNESS my hand and official seal at office this 27<sup>th</sup> day of July,  
2007.

Adam L. Stettin  
Notary Public

My Commission Expires:

May 10, 2010



STATE OF TENNESSEE :  
: SS.  
COUNTY OF SULLIVAN :

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$172,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Adrian M. Brooks

Affiant

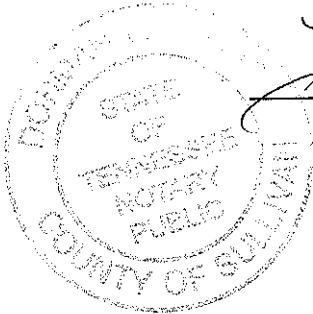
SWORN TO AND SUBSCRIBED before me, this 27<sup>th</sup> day of July, 2007.

Alan F. Stett

Notary Public

My commission expires:

May 10, 2010



Name and Address of Property Owner:

Brooks Family Limited Partnership #1

PO Box 818 Kingsport, TN 37662

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

Same as property owner

Property Assessor's Map No. 012P, Group A, Parcel No. 014.00

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