

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
1500 First Tennessee Plaza
Knoxville, TN 37929
(93588)

CLT No. 095NA-002.01

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, 2009, between **REGAL REAL ESTATE COMPANY**, a Tennessee corporation, 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 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 Fifteen of Blount County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the southern edge of a 50 foot right of way, said iron pin being located approximately North 60 deg. 22 min. 1060.00 feet from the intersection of the western right of way of Laurel Road and the southern right of way of Hunters Run; thence with the remaining lands of King (WD 502/150), South 44 deg. 17 min. 59 sec. East, 130.17 feet to an iron pin; thence South 56 deg. 40 min. 14 sec. West, 222.67 feet to an iron pin; thence South 50 deg. 36 min. 04 sec. West, 97.23 feet to an iron pin; thence South 60 deg. 26 min. 13 sec. West, 270.29 feet to an iron pin; thence South 49 deg. 02 min. 07 sec. West, 141.94 feet to an iron pin; thence South 87 deg. 48 min. 51 sec. West, 125.94 feet to an iron pin; thence North 48 deg. 37 min. 57 sec. West, 130.24 feet to a point; thence with the curve to the right having a radius of 50.00 feet, an arc distance of 120.29 feet and a chord bearing and distance of North 48 deg. 37 min. 57 sec. West, 93.31 feet to a point; thence North 23 deg. 24 min. 57 sec. West, 295.95 feet to an iron pin; thence North 80 deg. 48 min. 06 sec. East, 148.85 feet to an iron pin; thence South 75 deg. 24 min. 28 sec. East, 77.65 feet to an iron pin; thence North 63 deg. 55 min. 11 sec. East, 58.71 feet to an iron pin; thence North 73 deg. 03 min. 06 sec. East, 81.33 feet to an iron pin; thence North 82 deg. 14 min. 32 sec. East, 91.02 feet to an iron pin; thence North 82 deg. 37 min. 29 sec. East, 95.21 feet to an iron pin; thence North 54 deg. 35 min. 38 sec. East, 76.76 feet to an iron pin; thence North 54 deg. 35 min. 38 sec. East, 40.00 feet; thence 54 deg. 19 min. 01 sec. East, 53.15 feet; thence North 52 deg. 22 min. 03 sec. East, 57.80 feet to an iron pin; thence North 52 deg. 42 min. 13 sec. East, 72.04 feet to an iron pin; thence North 62 deg. 30 min. 31 sec. East, 47.41 feet to an iron pin; thence North 70 deg. 45 min. 53 sec. East, 30.70 feet to an iron pin; thence North 53 deg. 28 min. 03 sec. East, 45.30 feet to an iron pin; thence North 57 deg. 19 min. 15 sec. East, 51.22 feet to an iron pin; thence South 64 deg. 20 min. 13 sec. West, 62.76 feet to an iron pin; thence South 05 deg. 44 min. 20 sec. East, 99.09 feet to an iron pin; thence South 05 deg. 44 min. 20 sec. East, 99.09 feet to an iron pin in the northern edge of a 50 foot right of way; thence with the northern edge of the 50 foot right of way, South 64 deg. 20 min. 13 sec. West, 62.76 feet to an iron pin; thence South 28 deg. 43 min. 29 sec. East, 42.90 feet to the point of BEGINNING, all as shown on the survey of Ricky M. Younger, RLS #1422, 7835 E. Lamar Alexander Parkway, Townsend, TN 37882, dated May 3, 2001, and bearing Job No. 200A.

TOGETHER WITH AND SUBJECT TO a permanent non-exclusive 50 foot ingress and egress easement, and being located 25 feet on either side of centerline, being more particularly described as follows:

BEGINNING at a point in the western edge of Laurel Road; thence South 36 deg. 01 min. 14 sec. West, 76.43 feet to a point; thence South 66 deg. 56 min. 57 sec. West, 63.27 feet to a point; thence South 75 deg. 31 min. 30 sec. West, 50.67 feet to a point; thence South 64 deg. 22 min. 03 sec. West, 62.69 feet to a point; thence South 48 deg. 09 min. 04 sec. West, 54.86 feet to a point; thence South 47 deg. 01 min. 30 sec. West, 92.38 feet; thence South 61 deg. 34 min. 53 sec. West, 60.28 feet to a point; thence South 68 deg. 52 min. 38 sec. West, 156.41 feet to a point; thence South 75 deg. 26 min. 19 sec. West, 42.89 feet to a point; thence South 83 deg. 38 min. 26 sec. West, 78.95 feet to a point; thence South 87 deg. 34 min. 00 sec. West, 59.96 feet to a point; thence South 25 deg. 05 min. 55 sec. West, 64.05 feet to a point; thence South 15 deg. 02 min. 36 sec. West, 32.11 feet to a point; thence South 57 deg. 28 min. 34 sec. West, 76.70 feet to a point; thence South 60 deg. 11 min. 40 sec. West, 149.37 feet to the eastern property line of the hereinabove conveyed property.

BEING property conveyed to Regal Real Estate Company by deed dated July 13, 2009, and recorded in Record Book 2239, page 187, in the Register's Office for Blount 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 2008, 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 Blount 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.

REGAL REAL ESTATE COMPANY

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 REGAL REAL ESTATE COMPANY, the within named bargainor, a Tennessee corporation, 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 corporation 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