

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
1500 First Tennessee Plaza
Knoxville, TN 37929
(93584)

CLT No. 095KF-012.02

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:

TRACT ONE:

SITUATED in District Fifteen (15) of Blount County, Tennessee, and being all of Lot 9, Block 2, Cold Springs Addition to the Smokies (formerly Laurel Valley), as shown on Map File 536B, in the Register's Office for Blount County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING part of that 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.

TRACT TWO:

SITUATED in District Fifteen (15) of Blount County, Tennessee, and being all of Lot No. 16, Block 6, of Cold Springs Subdivision, as shown by map of the same of record in Map File 537A, in the Register's Office for Blount County, Tennessee, to which map specific reference is hereby made for a more particular description thereof.

BEING part of that 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.

TRACT THREE:

SITUATED in District Fifteen (15) of Blount County, Tennessee, and being all of Lot 18R, in the replat of Lots 18, 19, 20, 21 and 22, containing 2.12 acres, more or less, Block 6, Cold Springs Subdivision, as shown by map of the same of record in Small Plat Book 6, page 927, in the Register's Office for Blount County, Tennessee, to which map specific reference is hereby made for a more particular description thereof.

BEING part of that 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