WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sullivan

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2007

Notary Public

MY COMMISSION EXPIRES: 9/13/08
(AFFIX SEAL)

BETTY A. SALLEY STATE OF TENNESSEE NOTARY PUBLIC SULLIVAN COUNTY

Davidson County DEEDWARR
Recvd: 06/26/07 13:26 2 pgs
Fees:13.00 Taxes:351.50

20070626-0076269

THIS INSTRUMENT WAS PREPARED BY
Lenders Title and Escrow, LLC, 1250 Volunteer Parkway Suite 5, Bristol, TN 37620

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy M. Lovell	Bank of Tennessee	Map 48, Parcel 31
(NAME) 4888 Clarksville Hwy	(NAME) P. O. Box 4980	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Johnson City , TN 37602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070243

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Evelyn M. Vail by Christine Wright her Attorney in Fact**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Randy M. Lovell**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Located in the 14th formerly the 24th, Civil District of said State and County, and described as follows:

Beginning at a point in the northerly margin of U.S. Highway No. 112, 875 feet from the southwest corner of the tract of land owned by W. H. (Herman) Thompson, being the southwest corner of this tract, thence leaving said Highway , North 35 degrees East 400 feet to a point; thence South 55 degrees 100 feet to a point; thence South 35 degrees West 400 feet to a point in the northerly margin of said U.S. Highway 112; thence with the margin of same, North 55 degrees West 100 feet to the point of Beginning,

Being the same property conveyed to Morgan Vail and wife, Evelyn M. Vail, from Hoyte Paschal and wife, Rosa Nell Paschal by deed of record in Book 2695, page 305, Register's Office for Davidson County, Tennessee the said Morgan Vail been now deceased and the said Evelyn M. Vail one in the same as Evelyn Vail having taken title to said property as surviving tenants by the entireties.

This is improved X unimproved property, known as 4888 Clarksville Hwy, Whites Creek , TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18 day of June, 2007.

Evelyn M. Vail by Christine Wright Attorney in Fact

Evelyn M. Vail

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Christine Wright, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument on behalf of Evelyn M. Vail and acknowledged that she executed the same as the free act and deed of Evelyn M . Vail for the purposes therein contained.

Witness my hand and official seal at office this the 18th day of June, 2007.

Commission expires:

Janet F. Gushura

Notary Public

JANET F. GUSHURA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25, 2009