

This Instrument Prepared by Valley Title Services, LLC  
202 North White Street, Athens, Tennessee 37303

The following description is:  
\_\_\_ taken from the prior deed;  
XX based upon a new survey;  
\_\_\_ provided by the parties;  
\_\_\_ (other) \_\_\_\_\_  
(TCA 66-24-121)

SEND TAX STATEMENT TO:  
Bernard W. & Melissa K. Morehouse

P.O. Box 1551

Riverview Fl. 33568

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 14,450.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

M. Morehouse  
AFFIANT

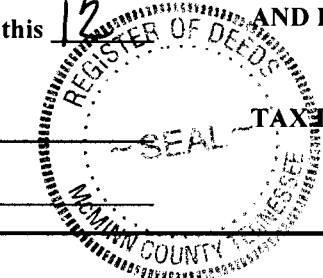
Subscribed and sworn to before me this 12 day of October, 2011.

Cheryl Ingram  
Notary Public  
My Commission Expires: \_\_\_\_\_

Register's Office Stamp - Recording Information	
Cheryl Ingram, Register McMinn County	
Rec #: 145414	Instrument #: 145414
Rec'd: 15.00	Recorded
State: 53.28	10/12/2011 at 12:08 PM
Clerk: 1.00	in Warranty Deed Book
Other: 2.00	19G
Total: 71.28	Pgs 692-694

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY OR ON BEHALF OF THE PARTIES. THE PREPARER DOES NOT WARRANT OR CERTIFY TITLE, ACCURACY OF DESCRIPTION, NOR COMPLIANCE WITH PLANNING AND ZONING LAWS. BEFORE SIGNING THIS DEED, CONSULT WITH YOUR TAX ADVISOR REGARDING POSSIBLE STATE AND FEDERAL TAX CONSEQUENCES.

TAX ID: Part of 02 - 007 - 38.09  
(District - Map - Parcel)



**WARRANTY DEED**

**THIS INDENTURE**, made this the 12<sup>th</sup> day of October, A.D., 2011, between **DARRIN ADAMS**, Grantor, and **BERNARD WAYNE MOREHOUSE AND WIFE, MELISSA K. MOREHOUSE**, Grantees,

**WITNESSETH:** that said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, to them in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have bargained, sold and conveyed unto the Grantee the following described premises, to-wit:

**SITUATED** in the Second Civil District of McMinn County, Tennessee, **BEING TRACT 9R-2** of the **AYERS L.P. & ROGER BALL PROPERTY** as depicted on that Survey by Paul Ronald Lingerfelt TN RLS No. 771, Sweetwater, TN 37874, same dated 8-17-11 and being Drawing No. 11088. Tract 9R-2 is more particularly described as follows:

**BEGINNING** at an iron pin in the Northeast side of County Road 299, same marking the West corner of Tract 10 (Plat Cab. H, Slide 72), and the South corner of Tract 9R-2 conveyed herein; **FROM SAID POINT OF BEGINNING** with County Road 299 North 34 degrees 11 minutes West 45.97 feet, and North 43 degrees 35 minutes West 4.65 feet to an iron pin corner; thence along a severance line with Tract 9R-1 North 46 degrees 25 minutes East 751.35 feet to an iron pin interior corner, and North 40 degrees 47 minutes West 246.37 feet to an iron pin corner; thence with Tract 5, Tract 4, and Tract 3 (Plat Cab. H, Slide 72) North 35 degrees 21 minutes East 475.21 feet to an iron pin corner;

**Property Transfer Noted**  
Date 10/12/11 No. 11 1266  
Tax I.D. 02 007 03809  
**McMinn County Property Assessor**

thence along the McMinn/Monroe County Line South 00 degrees 46 minutes East 528.03 feet to an iron pin corner; thence with Tract 10 (Plat Cab. H, Slide 72) South 46 degrees 25 minutes West 878.39 feet to the **POINT OF BEGINNING. TRACT 9R-2 CONTAINS 2.975 ACRES** according to the above-referenced Survey, at reduced photocopy of which is attached herewith, it being the basis of the foregoing description.

**SUBJECT** to any setback lines, drainage and/or utility easements and conditions and limitations depicted and/or noted on or attached to the recorded Plat.

**THIS CONVEYANCE** is made **SUBJECT** to the following Restrictions which "run with the land":

1. The property is to be used for either agricultural or residential usage; however, home based businesses are permitted.
2. Swine and chickens are strictly prohibited.
3. No single wide house trailers or mobile homes shall be permitted upon the property at any time for use as a residence; however, new double wide house trailers or mobile homes shall be permitted as long as the tongues are removed and they are erected on permanent foundations covered with brick, stone or stucco.

**BEING PART** of the property conveyed to Scarlett M. Adams and husband, Darrin Adams, by Warranty Deed from Ayers, L.P., a Tennessee Limited Partnership, and Roger Ball, same recorded November 17, 2006 in Deed Book 17-R, Pages 620-622; **AND ALSO BEING PART** of the property in which Scarlett M. Adams conveyed her interest to Darrin Adams by Quitclaim Deed recorded August 10, 2011 in Deed Book 19-F, pages 386-387; both in the Register's Office for McMinn County, Tennessee.

**WITH THE HEREDITAMENTS AND APPURTENANCES** thereto appertaining, hereby releasing all claims to homestead and dower therein.

And said Grantors, for themselves and for their heirs, executors and administrators do hereby covenant with said Grantees, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances and that they 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, as the case may demand.

**IN WITNESS WHEREOF**, the said Grantors hereunder set their hands and seals the day and year first above written.

  
\_\_\_\_\_  
**DARRIN ADAMS**

**STATE OF TENNESSEE**  
**COUNTY OF MCMINN**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **DARRIN ADAMS**, the within named bargainer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12<sup>th</sup> day of October, 2011.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: **My Commission Expires**  
05/22/12

