

This instrument prepared by:
Meridian Title & Escrow
7905 Kingston Pike
Knoxville, TN 37919
Phone: (865) 470.0800

WARRANTY DEED

THIS DEED, made and entered into this the **7th day of June, 2006**, by and between **JULIE HOUSTON, UNMARRIED**, hereinafter known as the Party of the First Part, and **RONALD HARRY THORNBURGH AND RUTH ANN THORNBURGH, HUSBAND AND WIFE**, hereinafter known as the Parties of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and does hereby grant and convey unto the Parties of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property located in the **1st Civil District of Cumberland County, Tennessee**:

BEING without the City of CROSSVILLE, TENNESSEE and being known and designated as all of **LOT SEVENTY-SIX (76) of SECTION 2, LANTANA ESTATES SUBDIVISION** as shown on Plat of same recorded in the Register of Deeds Office for Cumberland County, Tennessee in **PLAT BOOK 2, PAGE 30**, and **REVISED PLAT** of record in **PLAT BOOK 2, PAGE 41**, to all of which specific reference is hereby expressly made for a more complete description of said lot.

BEING the same property conveyed to JULIE HOUSTON, UNMARRIED by virtue of a Deed from RICK PHILLIPS AND WIFE, BARBARA PHILLIPS dated September 27, 2001 and recorded in the aforesaid Register's Office in BOOK 1086, PAGE 1426.

THIS PROPERTY IS SUBJECT to all applicable easements, permissive use agreements and restrictions of record in the Cumberland County Register of Deeds' Office. Also conveyed are all rights in and to any and all applicable easements and permissive use agreements of record at the Register of Deeds Office for Cumberland County, Tennessee.

The above legal description was taken from the prior Deed of record, no new boundary survey was performed.

Tax ID #: 126P A 36

TO HAVE AND TO HOLD unto the Parties of the Second Part, their heirs and assigns, forever.

The Party of the First Part, for herself, her successors and assigns, covenants that she is lawfully seized and possessed of the property hereby conveyed; that she has a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that she will execute such further assurances of title as may be reasonably required, and that she will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 2006 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

Ret.
Proof

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encroachments apparent from an inspection of the property.

WITNESS the following signature on this day and year first above written.

Grantor:

Julie Houston

JULIE HOUSTON

STATE OF TENNESSEE:
COUNTY OF CUMBERLAND:

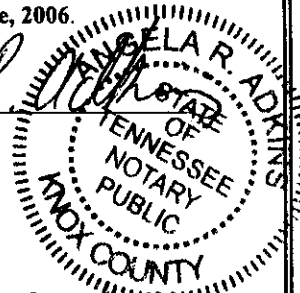
Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, JULIE HOUSTON, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 7th day of June, 2006.

My commission expires: 12/5/09

Angela R. Adkins

Notary Public



STATE OF TENNESSEE:
COUNTY OF CUMBERLAND:

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$136,475.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the 7th day of June, 2006.

Ruth Ann Thornburgh

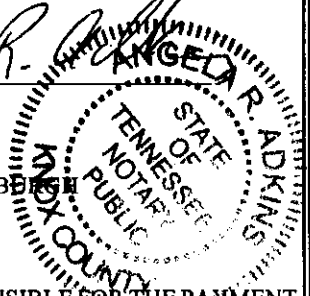
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 7th day of June, 2006.

My commission expires: 12/5/09

Angela R. Adkins

Notary Public



NAME AND ADDRESS OF PROPERTY OWNER:
RONALD HARRY THORNBURGH AND RUTH ANN THORNBURGH
459 MCKINLEY LANE
CROSSVILLE, TN 38572

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
SAME AS ABOVE

File Name: RONALD HARRY THORNBURGH AND RUTH ANN THORNBURGH / MTK File No. 2006-01-1120

State of Tennessee, County of CUMBERLAND
Received for record the 12 day of
JUNE 2006 at 11:45 AM. (RECN 363420)
Recorded in official records GENERAL IN
Book 1233 pages 1576-1577
State Tax \$ 504.96 Clerks Fee \$ 1.00,
Recording \$ 12.00, Total \$ 517.96,
Register of Deeds JUDY GRAMM SWALLONS
Deputy Register ADRIA C. WHITTENBURG