

THIS INSTRUMENT PREPARED BY
MCSWEEN & MCSWEEN, ATTORNEYS
NEWPORT, TENNESSEE 37821

NO REPRESENTATION
BY PREPARER AS TO
MATTERS OF TITLE OR
SURVEY

WARRANTY DEED

MAP 043, PARCEL 022.10 (portion of)
ADDRESS:

PERSON OR AGENCY RESPONSIBLE FOR
PAYMENT OF 2008 TAXES:

NAME: Grantor

BK/PG: 1280/106-108

08065150

FORM FOR OATH: I hereby swear or affirm that
the actual consideration for this transfer, or value of
the property of interest in property transferred,
whichever is greater, is \$ 15,600.00
which amount is equal to or greater than the
amount which the property or interest in property
transferred would command at a fair and voluntary
sale.

3 PGS : AL - WARRANTY DEED	
LINDA BUNCH: 21593	
02/08/2008 - 01:34:56 PM	
VALUE	15600.00
MORTGAGE TAX	0.00
TRANSFER TAX	57.72
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	75.72

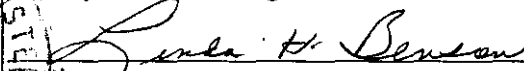
STATE OF TENNESSEE, COCKE COUNTY

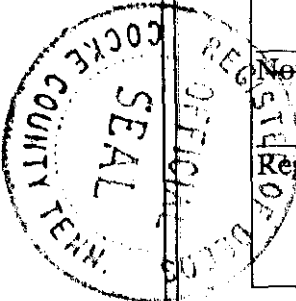
LINDA BENSON
REGISTER OF DEEDS



Subscribed and sworn to before me, this the
8 day of FEBRUARY, 2008.

Notary Public or Register


Register



THIS DEED made and entered into this the 22nd day of January, 2008, between,
Charles W. Phillips III of 938 Browns Chapel Rd., Parrottsville, TN 37843,
known hereinafter as First Party (Grantor), and
Cynthia G. Achten of 838 Browns Chapel Rd., Parrottsville, TN 37843,
known hereinafter as Second Party (Grantee)

WITNESSETH

That for and in consideration of the sum of Fifteen Thousand Six Hundred
(\$15,600.00) Dollars to him in hand paid by the said party of the second part, the

SITUATE in Civil District TWO (2) of Cocke County, Tennessee, and being more particularly described as follows:

BEGINNING on a point in the center of Browns Chapel Road at the intersection of a 10 foot wide right of way in the line of Achten and approximately ¼ mile Northwest of the intersection of South Chapel Road and Browns Chapel Road; thence leaving said centerline of Browns Chapel Road and with the center of the 10 foot wide right of way the following six calls: North 28 deg. 37' 16" East 110.98 feet; North 86 deg. 57' 18" East 104.22 feet; North 63 deg. 20' 29" East 202.61 feet; North 79 deg. 32' 46" East 74.24 feet; South 84 deg. 25' 42" East 29.76; South 78 deg. 13' 13" East 89.57 feet to the point of Beginning of the herein described parcel thence leaving the center of the road and with line of Achten North 32 deg. 31' 31" East 197.04 feet to a 5/8 inch iron pin; thence South 68 deg. 47' 45" East 459.44 feet to a 5/8 inch iron pin in the line of Fish; thence with Fish S 49 deg. 54' 37" West 127.47 feet to a 5/8 inch iron pin located at the most Easterly corner of Browns Cemetery thence with the cemetery North 66 deg. 56' 52" West 300.01 feet to a 5/8 inch iron pin; thence South 23 deg. 00' 54" West 72.24 feet; thence leaving cemetery and with the center line of a 10 foot right of way, North 74 deg. 46' 29" West 75.60 feet; thence North 79 deg. 14' 57" West 68.57 feet to the point of Beginning, containing 1.30 acres, more or less, according to survey by Michael A. Ivy, RLS #1834, dated January 22, 2008, entitled "Portion of the Property of Charles W. Phillips III".

There is also hereby conveyed a 10 foot right-of-way from Browns Chapel Road to the above described tract being more particularly described as follows:

BEGINNING at an point in the centerline of Browns Chapel Road N 29° 37' 16" E 110.98 feet to a point; thence N 86° 57' 18" E 104.22 feet to an iron pin; thence N 62° 10' 29" E 202.61 feet to an iron pin; thence N 79° 32' 46" E 74.24 feet to a point; thence S 84° 25' 42" E 29.76 feet to a point; thence S 78° 13' 13" E 89.57 feet to a point in the southwest corner of the 1.30 acre tract; thence following the line with the 1.30 acre tract S 79° 14' 57" E 60.57 feet to a point; thence S 74° 46' 29" E 75.60 feet to a point in the line of Browns Cemetery.

The above premises are subject to the following restriction:

- 1. No mobile homes or modular homes shall be permitted on this property.**

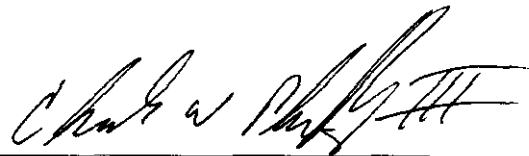
BEING a portion of the property conveyed unto Charles W. Phillips III from Charles W. Phillips and wife, Diane M. Phillips by Warranty Deed dated June 11, 2007, and of record in Official Record Book Volume 1278, at page 500, in the Office of Register of Deeds, Cocke County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing

all claims to Homestead and Dower therein

heirs and assigns that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, that said premises are free from all encumbrances, and that he will forever warrant and defend the said premises and the title thereto against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal as of this day and year first above written.



Charles W. Phillips III

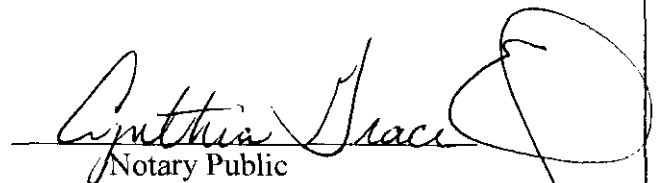
STATE OF TENNESSEE

COCKE COUNTY

Personally appeared before me, the undersigned authority, Notary Public of said County and State, the within-named bargainors, Charles W. Phillips III, with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who acknowledges that he executed the within instrument for the purpose therein contained.

Witnessed my hand and official seal at office, this 1 day of

February 2008.



Cynthia Grace
Notary Public

My Commission Expires 7/24/2009.

