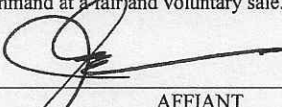



<p>Instrument prepared by:</p> <p>WHITE, CARSON & ALLIMAN, Attorneys at Law P.C., 135 College Street, Madisonville, TN 37354 423-442-9000</p> <p>The preparer of this document does not certify matters of title, description, survey or compliance with planning, zoning or other regulations.</p> <p>It is the responsibility of the parties to this conveyance to have this transfer approved by the appropriate planning and/or zoning authority.</p> <p>It is the responsibility of the transferee to have this deed recorded. YOU MUST RECORD THIS DEED IMMEDIATELY TO PROTECT YOUR INTEREST.</p>	<p>Valuation Oath:</p> <p>I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ <u>13,921.42</u> which is equal to or greater than the amount which the property would command at a fair and voluntary sale.</p> <p> _____ AFFIANT</p> <p>Sworn to and subscribed before me the <u>21</u> day of April, 2011.</p> <p> _____ Register of Deeds (Notary Public)</p> <p>My commission expires: <u>12/14</u></p>
<p>Tax Information:</p> <p>Map/Group/Parcel: <u>TTC - C - 20.00</u></p>	<p>Owner/Responsible Taxpayer's Name and Mailing Address:</p> <p><u>Volunteer Fed. S+L</u> <u>108 Main St</u> <u>Madisonville, TN 37354</u></p>

SUBSTITUTE TRUSTEE'S DEED

JOHN CARSON III, Substitute Trustee

TO

VOLUNTEER FEDERAL SAVINGS AND LOAN

WHEREAS, TONY W. BALLEW and wife, SHAWN BALLEW, by deed of trust dated October 14, 2005, of record in Trust Deed Book T821, p. 520, in the Register's Office for Loudon County, Tennessee, conveyed to Larry L. Hicks, Trustee, the hereinafter described real property to secure the payment of a certain promissory note described in said deed of trust, which Note was payable to Volunteer Federal Savings & Loan Association; and

WHEREAS, default was made in the payment of said note; and

WHEREAS, the owner and holder of the note demanded that the Substitute Trustee foreclose the deed of trust; and

WHEREAS, pursuant to the instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the deed of trust, notices of the time and place of said sale having been published in The News Herald on March 17,

24 and 31, 2011; and

WHEREAS, the Substitute Trustee, as required by the terms of the deed of trust offered said property for sale to the highest bidder for cash, at public outcry, upon the front steps of the Loudon County Courthouse in Madisonville, Tennessee, on April 21, 2011, and VOLUNTEER FEDERAL SAVINGS AND LOAN, being the highest and best bidder thereof, became the purchaser of said property for the sum of \$ 13,921⁴⁷.

NOW, THEREFORE, JOHN CARSON III, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to VOLUNTEER FEDERAL SAVINGS AND LOAN, their heirs, successors and assigns, the following described real property, to-wit:

SITUATED in the First (1st) Civil District of Loudon County, Tennessee, and being identified on Tax Map 84B, CTL 84A Group N, as Parcel 20.00 (**NEW MAP 77C, GROUP C, PARCEL 20.00**) in the Office of the Property Assessor for Loudon County, Tennessee, and being more particularly bounded and described as follows:

BEING LOT 20, BLOCK 27, MIALAQUO POINT SUBDIVISION, Tellico Village, per recorded plat or plats and subject to the notes and other indicated restrictions if any, on said plat or plats and subject to the conditions, covenants, reservations, easements, charges and liens reflected in the Declaration and Supplemental Declarations filed in connection therewith in the office of the Register of Deeds for Loudon County, Tennessee and in Cabinet C, Slide 17.

BEING the same property conveyed to Tony W. Ballew and wife, Shawn Ballew by Warranty Deed of record in Warranty Deed Book 302, p. 54 in the Register's Office for Loudon County, Tennessee; and further conveyed by Deed of Trust from Tony W. Ballew and wife, Shawn Ballew to Larry L. Hicks, Trustee, of record in Trust Deed Book T821, p. 520 in the Register's Office for said county.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same. JOHN CARSON III, as Substitute Trustee, and not otherwise, warrants the title to said property to VOLUNTEER FEDERAL SAVINGS AND LOAN, their heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 21 day of

April, 2011.

JOHN CARSON III, Substitute Trustee

STATE OF TENNESSEE)
) SS
COUNTY OF MONROE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN CARSON III, Substitute Trustee, the grantor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this the 21 day of April, 2011.

Elizabeth Sharon
Notary Public

My Commission Expires: 5-25-11
164.11B k

BK/PG: D347/243-245

11003203

3 PGS : AL - TRUSTEE DEED

TAMMY BATCH: 82163

04/25/2011 - 08:52:39 AM

VALUE	13921.47
MORTGAGE TAX	0.00
TRANSFER TAX	51.51
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	69.51

STATE OF TENNESSEE, LOUDON COUNTY
TRACIE LITTLETON