

Instrument prepared by:

WHITE, CARSON & ALLIMAN,  
Attorneys at Law P.C.,  
135 College Street,  
Madisonville, TN 37354  
423-442-9000

The preparer of this document does not certify matters of title, description, survey or compliance with planning, zoning or other regulations.

It is the responsibility of the parties to this conveyance to have this transfer approved by the appropriate planning and/or zoning authority.

It is the responsibility of the transferee to have this deed recorded. **YOU MUST RECORD THIS DEED IMMEDIATELY TO PROTECT YOUR INTEREST.**

Tax Information:  
Map/Group/Parcel:

Owner/Responsible Taxpayer's Mailing Address:

TIM MOREE  
121 WILSON RD  
MADISONVILLE, TN 37354

BK/PG: D335/846-847

09008619

2 PGS : AL - WARRANTY DEED	
PAM BATCH: 68736	
08/19/2009 - 03:27:42 PM	
VALUE	5000.00
MORTGAGE TAX	0.00
TRANSFER TAX	18.50
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	31.50

STATE OF TENNESSEE, LOUDON COUNTY  
TRACIE LITTLETON  
REGISTER OF DEEDS

Valuation Oath:

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$5,000.00 which is equal to or greater than the amount which the property would command at a fair and voluntary sale.

*Tracie Littleton*  
AFFIANT  
Sworn to and subscribed before me  
the 7<sup>TH</sup> day of AUGUST, 2009.

*Tracie M. Littleton*  
Register of Deeds (Notary Public)

My commission expires: 04-21-13

**SPECIAL WARRANTY DEED**

**VOLUNTEER FEDERAL SAVINGS & LOAN ASSOCIATION**

**TO**

**TIMOTHY E. MOREE, Married and DAVID VIAR, Umarried**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), and other valuable considerations, all fully paid, the receipt and sufficiency of which is hereby acknowledged, VOLUNTEER FEDERAL SAVINGS & LOAN ASSOCIATION, 108 Main Street, Madisonville, Tennessee 37354, A Federal Savings and Loan Association, with its office in Madisonville, State of Tennessee, organized and existing under an Act of Congress, has bargained and sold, and by these presents does transfer and convey unto TIMOTHY E. MOREE, Married and DAVID VIAR, Umarried, their heirs and assigns, the following described real estate, to-wit:

SITUATED in the County of Loudon, Civil District No. 1, State of Tennessee, to-wit:

Map 84B, Group E, Parcel No. 24, (New Map 77D, Group F, Parcel 00900) Lot 24, Block 5, Mialaquo Point Subdivision, Tellico Village, Plat Cabinet C, Slide



15, 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 said County and State.

BEING the same property conveyed to Volunteer Federal Savings & Loan Association by Warranty Deed in Lieu of Foreclosure of record in Warranty Deed Book 335, Page 319-321, in the Register's Office for Loudon County, Tennessee.

OLD MAP 84B  
NEW MAP 77D

GROUP E  
GROUP F

PARCEL 24  
PARCEL 00900

TO HAVE AND TO HOLD the said real estate, with all the appurtenances, estate, title and interest thereto belonging to TIMOTHY E. MOREE, Married and DAVID VIAR, Unmarried, their heirs and assigns forever.

Grantor does hereby covenant with Grantees that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, VOLUNTEER FEDERAL SAVINGS & LOAN ASSOCIATION, has caused its corporate name to be hereunto signed by the President of said corporation, this the 7TH day of AUGUST, 2009.

**VOLUNTEER FEDERAL SAVINGS & LOAN ASSOCIATION**

BY: *Larry L. Hicks*  
LARRY L. HICKS, PRESIDENT

STATE OF TENNESSEE )

COUNTY OF MONROE )

Personally appeared before me, a Notary Public, in and for said County and State, the within named LARRY L. HICKS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who being first duly sworn, did say under oath that he is President of VOLUNTEER FEDERAL SAVINGS & LOAN ASSOCIATION, the within bargainer, and that he as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of VOLUNTEER FEDERAL SAVINGS & LOAN ASSOCIATION by himself as President.

WITNESS my hand and official seal this the 7TH day of AUGUST, 2009.

*Carole M. Chambers*  
NOTARY PUBLIC

Commission Expires: 04-21-13

594.09kc

