

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

SEND TAX STATEMENT TO:
Larry L. & Billie Sue Hicks

108 MAIN ST
MARKEDVILLE, TN 37254

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 44,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

[Signature]
AFFIANT

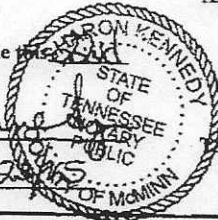
For Register's Office Stamp - Recording Information

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.

Subscribed and sworn to before me this 18th day of November, 2011.

Notary Public

My Commission Expires: 9/2/2015



TAX ID:

01 - 23 - 43.12

(District - Map - Parcel)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this the 18th day of November, A.D., 2011, between

CITIZENS NATIONAL BANK, Grantor, and

LARRY L. HICKS AND WIFE, BILLIE SUE HICKS, Grantee.

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

SITUATED in the First Civil District of Monroe County, Tennessee, BEING LOT 2 of the JIM GODSEY PROPERTY as depicted on Plat of record in Plat Cabinet D, Slide 81, in the Register's Office for Monroe County, Tennessee. Lot 2 is more particularly described as follows:

BEGINNING at a ½ inch rod in the North right-of-way of State Highway 68, same marking the Southeast corner of Lot 1, and the Southwest corner of Lot 2 convey herein; FROM SAID POINT OF BEGINNING with Lot 1 North 02 degrees 37 minutes 38 seconds East 299.70 feet to a ½ inch rod at a corner with other property of Godsey; thence with the remaining lands of the Godsey South 74 degrees 18 minutes 03 seconds East 131.34 feet to a ½ inch rod at the Northwest corner of Lot 3; thence with Lot 3 South 05 degrees 17 minutes 29 seconds West 300.00 feet to a ½ inch rod in the North right-of-way of State Highway 68; thence with the North right-of-way of State Highway 68

along an arc having a radius of 8376.42 feet an arc distance of 117.79 feet to the **POINT OF BEGINNING**.

LOT 2 CONTAINS 0.84 OF AN ACRE, MORE OR LESS, according to the recorded Plat.

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.

BEING the same property conveyed to Citizens National Bank by Deed in Lieu of Foreclosure from Devlen Freeman, same recorded March 10, 2011 in Deed Book 346, Pages 496-499, in the Register's Office for Monroe County, Tennessee.

WITH THE HEREDITAMENTS and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Grantees, their heirs and assigns forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, **but not further nor otherwise**.

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 Grantor hereunder sets its hand and seal the day and year first above written.

CITIZENS NATIONAL BANK

BY: 

MELISSA SUTHERLAND,
Real Estate Asset Manager

STATE OF TENNESSEE
COUNTY OF MCMINN

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid the within named bargainer, **MELISSA SUTHERLAND**, with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the **Real Estate Asset Manager** of **CITIZENS NATIONAL BANK**, and that he/she as such **Real Estate Asset Manager** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as such Officer.

Witness my hand and official seal at office, this 22nd day of November, 2011.




NOTARY PUBLIC

My Commission Expires: 9/23/15

BK/PG: WD350/610-612

11023656

| | |
|-----------------------|----------|
| 3 PGS : AL - DEED | |
| KIM BATCH: 34724 | |
| 11/23/2011 - 10:30 AM | |
| VALUE | 44000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 162.80 |
| RECORDING FEE | 15.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 180.80 |

STATE OF TENNESSEE, MONROE COUNTY
MILDRED ESTES
REGISTER OF DEEDS