

**IT IS YOUR RESPONSIBILITY TO RECORD THIS DEED.  
FAILURE TO DO SO IMMEDIATELY MAY ADVERSELY AFFECT YOUR TITLE OR INTEREST.**

This Instrument Prepared By: CLEVELAND & CLEVELAND, A Professional Corporation, 120 W. Morris Street, Sweetwater, Tennessee 37874, Who Do Not Certify Matters of Title, Description, Survey or Compliance with Planning, Zoning or Other Laws or Regulations By Drafting This Deed.

MAP 023, PARCEL 043.14  
Property Address: Highway 68, Sweetwater, TN

**RESPONSIBLE TAXPAYER:**

Larry Hicks  
(Name)  
2434 Hwy 68  
(Street Address)  
Sweetwater TN 37874  
(City) (ST) (Zip)

**2736 HOLLAND SYLVANIA, LTD.**

To

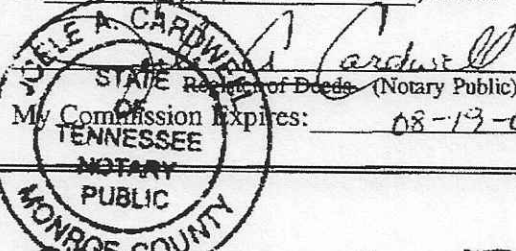
**LARRY HICKS and wife, BILLIE SUE HICKS**

I hereby swear that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 72,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Larry Hicks

AFFIANT

Sworn to and subscribed before me this 6<sup>th</sup> day of April, 2006.



**Warranty Deed**

**FOR AND IN CONSIDERATION** of the sum of One Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and certain other valuable considerations not necessary to set out herein, but all of which have been fully paid, **2736 HOLLAND SYLVANIA, LTD.**, has this day bargained and sold, and does, by these presents, hereby sell, transfer and convey unto **LARRY HICKS and wife, BILLIE SUE HICKS**, and said Grantees' heirs and assigns the following described real estate, to-wit:

LYING AND BEING in the First (1<sup>st</sup>) Civil District of Monroe County, Tennessee, as shown on the plat of the Jim Godsey Property, dated July 8, 1999, Drawing No. JN9922, by Rex T. Ball, Tennessee Registered Land Surveyor No. 897, P. O. Box 86, Sweetwater, Tennessee 37874, and being more particularly described as follows:

BEING **TRACT 4** as shown on said plat recorded in the Office of the Register of Deeds of Monroe County, Tennessee, in **PLAT CABINET D, SLIDE 81**, including all terms, conditions, setback lines, easements and restrictions that appear on or are attached to said plat.

BEING a portion of the property conveyed to 2736 Holland Sylvania, Ltd. from James R. Godsey and wife, Sherry B. Godsey, dated September 16, 1999, recorded on September 30, 1999, in the Office of the Register of Deeds of Monroe County, Tennessee, in Warranty Deed Book 258, Page 148.

For Use By Register of Deeds

**BK WD311 PG 332**

SUBJECT to all prior easements, rights of way and restrictions, visible or otherwise, and any prior use as an open dump, sanitary landfill, solid waste management facility, or as a site for generation, management, transportation or disposal of any hazardous waste, hazardous substance, pollutants, contaminants, toxic substance, nuclear waste, solid waste or sludge, as defined by the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. §9601 *et seq.*, the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. §6901 *et seq.*, the Clean Air Act, 42 U.S.C. §7401 *et seq.*, the Toxic Substances Control Act ("TSCA"), 15 U.S.C. §2601 *et seq.*, or similar federal or state statutes, whether or not such substance(s) is identified in, listed in or regulated by regulations promulgated pursuant to the authority granted by CERCLA, RCRA, the Clean Air Act, TSCA or similar federal or state laws, and whether or not regulation of such substance(s) is deemed warranted within agency discretion allowed by said statutes. If this property is improved with a residence, and a written Property Condition Disclosure Statement has not been provided to said Grantee(s), then in accordance with the Tennessee Residential Property Condition Disclosure Act, T.C.A. § 66-5-201 *et seq.*, this property is sold without warranty, "AS IS."

**TO HAVE AND TO HOLD** the property above-described, together with the hereditaments and appurtenances thereunto appertaining, and every right and interest therein, both legal and equitable, to the Grantees herein, and said Grantees' heirs and assigns, in fee simple forever.

Said Grantor covenants to and with said Grantees herein, and said Grantees' heirs and assigns, that said Grantor is lawfully seized and possessed of said property, has a good right to sell and convey same, that same is free and unencumbered and that said Grantor will forever warrant and defend title thereto against the lawful claims other than environmental claims of any and all persons whatsoever.

**IN WITNESS WHEREOF**, said Grantor has caused this deed to be executed on the date set out in the following acknowledgment.

**2736 HOLLAND SYLVANIA, LTD.**

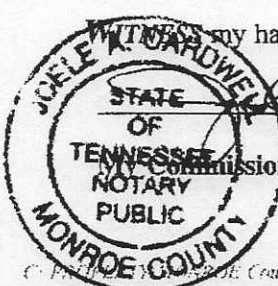
BY: Robert M. Gilley *Managing Member*  
**ROBERT M. GILLEY, Managing Member**

State of Tennessee )

County of Monroe )

**Acknowledgment**

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared **ROBERT M. GILLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of 2736 HOLLAND SYLVANIA, LTD., the within named bargainor, a corporation, and that he as such officer executed the foregoing instrument for the purpose therein containing, by signing the name of the corporation by himself as such officer.

WITNESS my hand, at office, on April 6<sup>th</sup>, 2006.  
  
Joe L. Cardwell  
NOTARY PUBLIC  
Commission Expires: 08-19-09

*For Use By Register of Deeds*

State of Tennessee, County of MONROE  
Received for record the 10 day of  
APRIL 2006 at 10:53 AM. (REC# 175717)  
Recorded in Book WD311 pages 332- 333  
State Tax \$ 268.25 Clerks Fee \$ 1.00,  
Recording \$ 12.00, Total \$ 281.25.  
Register of Deeds MILDRED A ESTES

**BK WD311 PG 333**