

**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, PC, 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. Before Signing, Consult with Your Tax Advisor Regarding Possible State and Federal Tax Consequences.**

I hereby swear that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this 28th day of January, 2008.

AFFIANT

My Commission Expires: 1-21-09

BK/PG: WD327/247-249

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3 PGS : AL - DEED	
KIM BATCH: 11230	
02/01/2008 - 12:46:00 PM	
VALUE	70000.00
MORTGAGE TAX	0.00
TRANSFER TAX	259.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	277.00

STATE OF TENNESSEE, MONROE COUNTY
MILDRED ESTES
REGISTER OF DEEDS

HIGHLANDS PARTNERS TN, LLC

TO

RUSSELL ADAMS and wife, DONNA C. ADAMS

RESPONSIBLE TAXPAYER:

Russ Adams
2290 Norwood Drive
Monroeville, AL 34698

MAP 127A, GROUP A, PARCEL 043.00
Property Address: Lot 16, The Highlands,
Highlands Bluff Road, Tellico Plains, TN

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, I, **HIGHLANDS PARTNERS TN, LLC**, have this day bargained and sold, and do, by these presents, hereby sell, transfer and convey unto **RUSSELL ADAMS and wife, DONNA C. ADAMS**, and said Grantees' heirs and assigns, the following described real estate, to-wit:

LYING AND BEING in the Fourth (4th) Civil District of Monroe County, Tennessee, as shown on the Survey of the THE HIGHLANDS PHASE I, Drawing No. 97-23, dated February 27, 1997, and as shown on the Revised Plat of THE HIGHLANDS PHASE I, Drawing No. 99-159, dated October 26, 1999, by Troy Richard Slack, Tennessee Registered Land Surveyor No. 680, 425 County Road 435, Englewood, Tennessee 37329, and being more particularly described as follows:

BEING **LOT 16** of **THE HIGHLANDS** as shown on said plat of record in the Office of the Register of Deeds of Monroe County, Tennessee, in **PLAT CABINET C, SLIDE 184**, and on the revised plat of record in the Office of the Register of Deeds of Monroe County, Tennessee, in **PLAT CABINET D, SLIDE 113**, including all terms, conditions, setback lines, easements and restrictions that appear on or are attached to said plats.

SUBJECT to the Declaration of Covenants, Conditions and Restrictions of the Highlands of Tellico of record in Misc. Book 111, Pages 298-309 and Misc. Book 111, Page 310, Register's Office, Monroe County, Tennessee.

SUBJECT to the Declaration of Sewage Collection and Subsurface Disposal System Agreement of record in Misc. Book 111, Pages 316-318, Register's Office, Monroe County, Tennessee, with Amendments in Misc. Book 127, Page 645, and Misc. Book 129, Page 733.

SUBJECT to Agreement for Development, etc. Misc. Book 111, Page 316; Misc. Book 111, Page 319; Collection, Etc. Misc. Book 111, Page 329 and Amended in Book 127, Page 649.

SUBJECT to Contract Agreement for Maintenance, etc. Misc. Book 111, Page 322, and Amended in Misc. Book 127, Page 651.

SUBJECT to Dedication of roads, water lines, etc. Recorded in Misc. Book 129, Page 728.

BEING a portion of the property conveyed to Highlands Partners TN, LLC from Highland Partners, LLC by Warranty Deed dated January 26, 2004, of record in the Office of the Register of Deeds of Monroe County, Tennessee, in Warranty Deed Book 290, Page 266.

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.

HIGHLANDS PARTNERS TN, LLC

BY: Tony A. Papa
TONY A. PAPA, Managing Member

State of Tennessee
County of Monroe

LLC Acknowledgment

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Tony A. Papa, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member (or other officer or member authorized to execute the instrument) of Highlands Partners TN, LLC, the within named bargainer, a Tennessee limited liability company, and that he, as such member and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as such Managing Member.

WITNESS my hand, at office, this 13th day of January, 2008.

Ammie C. Stator

NOTARY PUBLIC

My Commission Expires: 8-19-08

