

This Instrument Prepared by:
Jerry N. Estes Law Offices, P.L.L.C.
3 Cook Drive
Athens, Tennessee 37303

Tax ID: 127A-A-45

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 the planning and zoning laws. Before signing the deed consult with your tax advisor regarding possible state and federal tax consequences.

This deed should be recorded in the Register of Deeds office of the county wherein the property is located.

Register's Office Recording Information

BK/PG: WD326/791-793
08196856

3 PGS : AL - DEED	
KIM BATCH: 10800	
01/11/2008 - 10:24 AM	
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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable considerations, to them in hand paid the receipt of which is hereby acknowledged,

HIGHLANDS PARTNERS TN, LLC, Grantors, have bargained, sold and conveyed unto

MIKE D. RAY AND WIFE, LINDA R. RAY, Grantees the following described real estate, to-

wit

SITUATED in the Fourth Civil District of Monroe County, Tennessee, being more particularly described as follows:

BEING LOT EIGHTEEN (18), as shown on a plat of survey of **THE HIGHLANDS, PHASE I**, drawn by Troy Slack, RLS No. 680 and recorded in the Register's Office for Monroe County, Tennessee in Plat Cabinet C, Slide 184, and as revised according to **REVISED PLAT THE HIGHLANDS, PHASE I**, which is recorded in Plat Cabinet D, Slide 113, also in the Register's Office for Monroe County, Tennessee, which plat is incorporated into this description by reference thereto and to which plat reference is made for a metes and bounds description of said lot.

BEING a portion of that property conveyed to Highlands Partners TN, LLC by Quitclaim Deed from Highland Partners, LLC as recorded in Deed Book 290, Pages 266-268, Register's Office, Monroe County, Tennessee.

SUBJECT TO THE FOLLOWING:

All notations, conditions, limitations, easements, setback lines, access and utility easement crossing said lot, as shown and set forth on plats of record in Plat Cabinet C, Slide 184 and Plat Cabinet D, Slide 113, Register's Office, Monroe County, Tennessee.

Restrictive Covenants for Highlands of Tellico as recorded in Miscellaneous Book 111, Pages 298-308, Amendments in Miscellaneous Book 127, Pages 645-646 and Miscellaneous Book 129, Pages 733-735, Register's Office, Monroe County, Tennessee.

Highlands of Tellico By-Laws as recorded in Miscellaneous Book 111, Pages 310-315, Register's Office, Monroe County, Tennessee.

Highlands of Tellico Homeowner's Association, Incorporated as recorded in Miscellaneous Book 129, Pages 728-730, Register's Office, Monroe County, Tennessee.

Declaration of Sewage Collection and Subsurface Disposal System Agreement in Miscellaneous Book 111, Pages 319-321 and Amendment in Miscellaneous Book 127, Pages 649-650, Register's Office, Monroe County, Tennessee.

Contract Agreement for Maintenance and Operation of a Sewage Collection and Subsurface Disposal System as recorded in Miscellaneous Book 111, Pages 322-323 and Amendment in Miscellaneous Book 127, Pages 651-652, Register's Office, Monroe County, Tennessee.

Agreement for Development, Maintenance and Operation of a Sewage Collection and Subsurface Disposal System as recorded in Miscellaneous Book 111, Pages 316-318 and Amendment in Miscellaneous Book 127, Pages 310-315, Register's Office, 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.

And said Grantors, for themselves and for their heirs, executors and administrators do hereby covenant with said Grantees, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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 Grantors hereunder set their hands and seals the day and year as set out in the following acknowledgment.

HIGHLANDS PARTNERS TN, LLC

BY: 

ITS: CHIEF MANAGER

STATE OF TENNESSEE

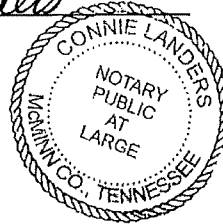
COUNTY OF MCMINN

Before me, a Notary Public in the State and County aforementioned personally appeared **TONY PAPA** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the **Chief Manager** of **HIGHLANDS PARTNERS TN, LLC**, the within named bargainor a LLC, and that such person as such **Chief Manager** executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by such person as **Chief Manager**.

Witness my hand and official seal at office, this 9th day of January, 2007.

Connie Landers
NOTARY PUBLIC

My Commission Expires: 05-19-08



SEND TAX STATEMENT TO:

MIKE D. RAY

801 Oak Street
Crossett, AR

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$70,000.00.

William H. Ray
Affiant

Subscribed and sworn before me this 9 day of January, 2008

Connie Landers
Notary Public

My Commission Expires: 05-19-08

