

<p>THIS INSTRUMENT PREPARED BY CLIFFORD E. WILSON Attorney at Law 128 College Street Madisonville, TN 37354 (423) 442-9735</p> <p>***** MAP 117 GROUP PARCEL 18.00 *****</p> <p>RESPONSIBLE TAXPAYER: Carl Williams NAME 581 Bulltown Road ADDRESS Julio Plains, TN 37385 CITY STATE ZIP</p>	<p>I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$240,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.</p> <p>Carl Williams AFFIANT</p> <p>Sworn to and subscribed before me, this 18 day of May, 2006.</p> <p>Mildred A. Eeto REGISTER/NOTARY PUBLIC</p> <p>My Commission Expires: _____</p>
<p align="center">* NOTICE *</p> <p>All parties to this instrument are hereby advised that this instrument should be recorded as soon as possible in the Register's Office for the county or counties in which the property is located. This Deed is prepared from a description provided by the parties hereto, and the preparer makes no representation hereby as to the accuracy of the description provided, the location of the property and/or the status of the title preceding this conveyance.</p>	
<p align="center">THE DESCRIPTION of this tract was prepared from information supplied by: Grantor(s) Survey (see below) and/or XX Prior Deed</p>	

STEVE A. ANTRIM

TO

**CARL WILLIAMS and wife,
 DAWN WILLIAMS**

WARRANTY DEED

FOR AND IN CONSIDERATION of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **STEVE A. ANTRIM**, have this day bargained and sold, and do, by these presents hereby sell, transfer and convey unto **CARL WILLIAMS and wife, DAWN WILLIAMS**, the following described real estate, to wit:

LYING AND BEING situated in the Fourth Civil District of Monroe County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING on an iron pin on the center line of Wiggins Road at a corner with Reece Williams, and 364 feet from the center intersection line of Baker Lane and Wiggins Road; thence from said beginning point with property of Reece Williams, North 07° 30' 54" West 936.60 feet to an iron pin corner to Boyce Williams; thence with Boyce Williams North 01° 54' 14" West 1078.31 feet to an iron pin corner to Wayne Stephens; thence with Stephens, North 05° 14' 54" East 716.67 feet to pine knot in stone pile corner with Charles and Erastus Williams; thence with Erastus Williams, North 07° 01' 12" East 655.35 feet to a pine knot corner to Austin Darnes; thence with the line of Darnes, North 12° 39' 42" East 1238.72 feet to an iron post at a large birch tree in line with Bowaters Land Company; thence with Bowaters, South 85° 21' 55" East 878.60 feet to a stake corner to Howard Shaw; thence with the line of Howard Shaw, South 04° 38' 05" West 5067.85 feet to an iron pin in the center of Wiggins Road; thence with the center of Wiggins Road South 66° 08' 03" West 436.63 feet; South 77° 11' 28" West 98.41 feet; North 43° 12' 19" West 135.77 feet; and South 82° 52' 49" West 190.06 feet to the point of BEGINNING, and containing 103.85 acres, mor or less, according to survey by James F. Hatcher, Jr., Tennessee RLS #149, dated June 6, 1987, to which reference is made.

EXCEPTED AND RESERVED are water rights to the springs located on two acres of the property herein conveyed for the use and benefit of the Grantor herein, until such time as the Grantor obtains city water, and maintenance of the two acres and the water facility shall be maintained by Grantor.

BEING the same property conveyed to the Grantor herein by Quitclaim Deed of Sharon L. Antrim, of record in W.D. Book 253, Page 111, in the Register's Office for Monroe County, Tennessee. (See also Warranty Deed from Paul Joyce and wife, Janice Joyce, to Steve A. Antrim and Sharon L. Antrim, of record in W.D. Book 182, Page 139, in the Register's Office for Monroe County, Tennessee.)

This property is also subject to gas and oil lease, as set forth in Misc. Book 53, page 653, Monroe County, Tennessee.

EXCEPTED from this conveyance and RESERVED to the Grantor herein is a tract of land containing approximately 23 acres, more particularly described as follows: BEGINNING at the Southwestern most corner of the tract herein conveyed at an iron pin corner on the Northern edge of Wiggins Road; thence approximately North 07 deg. 30 min. 54 sec. West 625 feet, more or less, to an iron pin corner; thence in an Easterly direction 450 feet, more or less, to an iron pin corner; thence in a Northerly direction 700 feet, more or less, to an iron pin corner; thence in an Easterly direction 500 feet, more or less, to an iron pin corner; thence in approximately South 04 deg. 38 min. 05 sec. West 1525 feet, more or less, to an iron pin corner on the Northern edge of Wiggins Road; thence along the meanders of Wiggins Road in a generally Westerly direction to the point of BEGINNING.

EXCLUDED from this exception is a 50 foot wide strip of land which commences at the Southwestern most corner of this exclusion at an iron pin corner on the Northern edge of Wiggins Road and travels in a Northerly direction approximately 300 feet to a point and thence travels in a Northeasterly direction approximately 325 feet to a point in the center of an existing roadway which lies on the property above conveyed to the Grantee, which 50 foot wide strip connects the above conveyed tract to Wiggins Road. Said 50 foot strip shall be subject to an easement in favor of the Grantor for the purpose of ingress and egress to property retained by the Grantor.

The Grantor herein, Steve A. Antrim, agrees to execute a Deed of Correction once an accurate survey has been accomplished in order to correct the above description which apparently contains one or more omissions from the survey of James F. Hatcher, Jr.


This conveyance is made SUBJECT to all visible easements or rights-of-way, whether private or public.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said CARL WILLIAMS and wife, DAWN WILLIAMS, their heirs and assigns forever.

And I covenant with the said Grantees that I am lawfully seized and possessed of said real estate in fee simple; have a good right to convey it and the same is unencumbered.

And I further covenant and bind myself, my heirs and representatives to warrant and defend the title of said real estate to the said CARL WILLIAMS and wife, DAWN WILLIAMS, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this the 16th day of May, 2006.


STEVE A. ANTRIM

STATE OF TENNESSEE

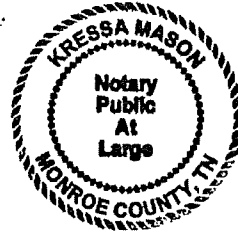
COUNTY OF MONROE

Personally appeared before me, Steve A. Antrim, a Notary Public, in and for said County and State, the within named STEVE A. ANTRIM, the bargainer with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal of office this 16th day of May, 2006.

Kressa Mason
NOTARY PUBLIC

My Commission Expires: 8/26/07.



State of Tennessee, County of MONROE
Received for record the 18 day of
MAY 2006 at 11:11 AM. (REC# 177131)
Recorded in Book WD312 Pages 444- 446
State Tax \$ 888.00 Clerks Fee \$ 1.00
Recording \$ 17.00, Total \$ 906.00,
Register of Deeds MILDRED A ESTES

BK WD312 PG 446