

LYING AND BEING in the Third Civil District of Monroe County, Tennessee, within the corporate limits of Madisonville, being a tract of 3.86 acres along the South end of Huntington Boulevard at the new cul-de-sac which lies approximate under the TVA power easement as shown on the plat entitled For Harrison Lee Partners, as recorded in the Register's Office for Monroe County, Tennessee in Plat Cabinet I, Slide 112 (the 3.86 acres originally being a portion of the area shown as "future development" on the plat for Huntington Subdivision of record in Plat Cabinet F, Slide 7 in the Register's Office for Monroe County, Tennessee), and being more particularly described as follows:

BEGINNING at a set iron pin located at the Southeast corner of Lot 20, and the Southwest corner of Lot 21 of Huntington Place Subdivision (Plat Cabinet F, Slide 7); thence South 6 degrees 05 minutes 27 West 286.64 feet to a set iron pin at the Northernmost corner of Lot 47 (Plat Cabinet H, Slide 40); thence with Lot 47, South 55 degrees 49 minutes 02 seconds West 121.00 feet to the Westernmost corner of Lot 47 at an iron pin; thence with Lot 47, South 60 degrees 35 minutes 23 seconds East 151.29 feet to a cul-de-sac; thence with the cul-de-sac in a counterclockwise direction having an arc length of 75.10 feet, a radius of 50.00 feet, and a chord of South 12 degrees 48 minutes 28 seconds West 68.23 feet; thence with the cul-de-sac as it in a clockwise direction on a curve having an arc length of 30.04 feet, a radius of 25.00 feet, and a chord of South 4 degrees 12 minutes 10 seconds West 28.26 feet; thence with the North line of a 50 foot access easement leading to Huntington Blvd., on a clockwise curve, having an arc length of 433.74 feet, a radius of 234.80 feet, a chord of North 88 degrees 27 minutes 22 seconds West 374.64 feet to a cul-de-sac located at the South end of Huntington Blvd.; thence on a counterclockwise curve with the Huntington Blvd. cul-de-sac, having an arc length of 73.26 feet, a radius of 50.00 feet, and a chord of North 0 degrees 12 minutes 31 seconds East 66.88 feet to the Southernmost corner of Lot 12 of Huntington Place (being the new corner of Lot 12, as revised by the formation of the cul-de-sac); thence with Lot 12, North 60 degrees 01 minute 33 seconds East 104.61 feet to an iron pin; thence with the East line of Lots 12, 13, and 14 of Huntington (Plat Cabinet F, Slide 7), North 18 degrees 29 minutes 45 seconds West 269.60 feet to a set iron pin in the line of Lot 15 and corner with Lot 17; thence with the South line of Lot 17, 18, 19, and 20 of Huntington Place, North 70 degrees 24 minutes 12 seconds East 408.76 feet to the **POINT OF BEGINNING, containing 3.86 acres.**

SUBJECT TO all easements, restrictions, setback lines as shown on the above-referenced plats, including but not limited to, the 100 foot wide easement for TVA, a 20 foot wide Force Main easement leading to the City of Madisonville, and a 15 foot wide sanitary easement as shown on the plat recorded in Plat Cabinet I, Slide 112 in the Register's Office for Monroe County, Tennessee.

BEING the same property conveyed to Fredrick P. Bailey, single, by Warranty Deed recorded in Warranty Deed Book 361, page 782, in the Register's Office for Monroe County, Tennessee.

TRACT II:

LYING AND BEING in the Third Civil District of Monroe County, Tennessee, and being known and designated as Lots 12 and 14 of Huntington Place, as shown by plat recorded in Cabinet F, Slide 7, in the Register's Office for Monroe County, Tennessee, to which plat specific reference is hereby made for more particular description.

This conveyance is made **SUBJECT** to restrictions of record for Hunting Place as recorded in Misc. Book M-170, page 764, in the Register's Office for Monroe County, Tennessee, and all applicable easements and building setbacks lines of record in Monroe County, Tennessee.

BEING the same property conveyed to Fredrick P. Bailey by Warranty Deed recorded July 28, 2011 in Warranty Deed Book 348, page 730 in the Register's Office for Monroe County, Tennessee.

EXCLUDED FROM THE ABOVE LOT 12, however, is the following parcel that is now a portion of the cul-de-sac:

LYING AND BEING in the Third Civil District of Monroe County, Tennessee, being a portion of Lot 12 of Huntington Place, the plat of Huntington Place recorded in Plat Cabinet F, Slide 7 in the Register's Office for Monroe County, Tennessee being a small triangular-shaped parcel that is now a part of the cul-de-sac area of Huntington Boulevard, said parcel more particularly described as follows:

BEGINNING at the Southwest Corner of Lot 12 of Huntington Place (Plat Cab. F, Slide 7), said point being in the East Right of Way of Huntington Blvd; Thence with and along the East Right of Way of Huntington Blvd North 20 degrees 50 minutes 40 seconds West, 50.68 feet; to the point in said Right of Way; Thence leaving said Right of Way in the reverse direction with a new Right of Way line along a curve with a Chord Bearing of South 49 degrees 43 minutes 44 seconds East, a Chord Distance of 24.15 feet and a Radius of 25 feet; Thence continuing with said proposed right of way along a curve with a Chord Bearing of South 60 degrees 11 minutes 25 seconds East, a Chord Distance of 31.60 feet and a Radius of 50 feet to a point on said new right of way and intersection at the south line of Lot 12; Thence with and along said South Line of Lot 12 South 60 degrees 01 minute 633 seconds West, 32.21 feet to the Point of beginning, containing 737 square feet. This description was furnished by Frank B. Thurston, Surveyor, Tennessee RLS #2603, 4815 Hwy. 68, Madisonville, TN 37354.

Commonly known as: Old Cemetery Road 740 A&B, but such is not included in the legal description herein.

The provisions of Tennessee Code Annotated, Sections 35-5-101 et seq. and 35-5-117 et seq., have been complied with, or they are not applicable.

Substitute Trustee conveys said property only as Substitute Trustee without warranties of title and subject to any unpaid taxes.

In Testimony Whereof, the said Douglas N. Blackwell II, Substitute Trustee, has hereunto set his signature on the day and year first above written.

Dn Blackwell

DOUGLAS N. BLACKWELL II
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF MCMINN

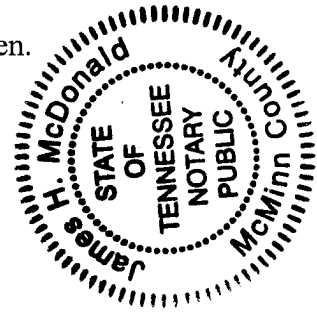
On this 22 day of September, 2014, before me personally appeared DOUGLAS N. BLACKWELL II, SUBSTITUTE TRUSTEE, to me known to be the person described herein and who executed the foregoing instrument for the purposes therein state and that he executed the same as his free act and deed.

WITNESS my hand and Seal the day and year above written.

James H. McDonald

NOTARY PUBLIC

My Commission Expires: 5/23/16



STATE OF TENNESSEE
COUNTY OF McMINN

AFFIDAVIT OF VALUE

The undersigned hereby makes oath that \$54,150.00 is the greater of the actual consideration or value of the property hereinabove described as of the date of this instrument.

Jim McDonald, V.P.

AFFIANT, Jim McDonald
VP Peoples Bank of East Tennessee



BK/PG: WD369/688-691
14005283

SWORN TO AND SUBSCRIBED before me this the 22nd day of Sept., 2014.

Loretta Laney

NOTARY PUBLIC

My Commission Expires: 6-21-16



4 PGS:AL-SUBSTITUTE TRUSTEES DEED	
KIM BATCH: 50560	
09/23/2014 - 12:37 PM	
VALUE	54150.00
MORTGAGE TAX	0.00
TRANSFER TAX	200.36
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	223.36

STATE OF TENNESSEE, MONROE COUNTY
MILDRED ESTES
REGISTER OF DEEDS