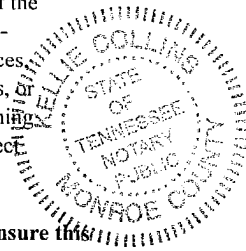


The preparer of this document makes no warranty or representations as to the title of the first parties, accuracy of the description or the existence or non-existence of any liens, encumbrances, easements, or other encroachments, or compliance with any planning, zoning or subdivision regulations that affect the property.



Second parties must record or ensure this deed is recorded in the Register's Office for the county in which the property lies. Failure to Record may affect your rights in the property.

The actual consideration or value, whichever is greater, for this transfer is: \$ 90,000

Kellie Collins
AFFIANT
Subscribed and sworn to before me, this 23rd day of March, 2018.
Kellie G. Collins
Notary Public
Commission Exp.: 9-5-18

WARRANTY DEED IN LIEU OF FORECLOSURE

WHEREAS, PEOPLES BANK OF EAST TENNESSEE (The "Grantee") is the owner and holder of a certain promissory note from Timbercreek Realty & Cabin Rental, by and through its Partners Danny A. McFalls, Deborah E. McFalls, and James A. Watson, the note dated August 26, 2011, and secured by a Deed of Trust dated the same and recorded September 7, 2011 in **Record Book 3788, page 42; as modified** by document recorded March 25, 2014 in **Record Book 4280, page 87**, all in the Register's Office for Sevier County, Tennessee, as executed by the collateral property owner, **TIMBERCREEK REALTY & CABIN RENTAL, a Tennessee General Partnership, [now] composed solely of Danny A. McFalls and Deborah E. McFalls ("Grantor")** (originally composed of Danny A. McFalls, Deborah E. McFalls, and James A. Watson),

WHEREAS, the Grantor and Grantee agree that the doctrine of merger shall not apply to this transaction and that the deeds of trust shall remain in full force and effect until specifically released in the Register's Office for Sevier County, Tennessee.

NOW, THEREFORE, AND IN CONSIDERATION of the sum of Ten Dollar (\$10.00) and other considerations, all fully paid, **TIMBERCREEK REALTY & CABIN RENTAL, a Tennessee General Partnership, by and through its Partners, Danny A. McFalls and**

Deborah E. McFalls, AND DANNY A. MCFALLS and wife, DEBORAH E. MCFALLS, individually, have bargained and sold and do by these presents sells, transfers, and conveys unto PEOPLES BANK OF EAST TENNESSEE, its successors and assigns, the following described real estate, to-wit:

SITUATED, LYING AND BEING in the 6th Civil District of Sevier County, Tennessee, and being Tracts 2A and 2C of the resubdivision of Tract 2 of Hatcher Mountain Property at Shagbark as the same is shown by plat of record in Map Book 37, Page 80 in the Register's Office of Sevier County, Tennessee, in which reference is here made for an exact legal description.

BEING a portion of the property quitclaimed by Danny A. McFalls and wife, Deborah E. McFalls, and James A. Watson, single, to Timbercreek Realty, L.L.C., by Quitclaim Deed recorded November 29, 2004 in Record Book 2119, page 259 in the Register's Office for Sevier County, Tennessee. Timbercreek Realty L.L.C. was converted to a Tennessee General Partnership known as Timbercreek Realty & Cabin Rental as shown by Certificate of Conversion dated November 28, 2009 and of record in Record Book 3564, page 545 in the Register's office for Sevier County, Tennessee. See also Quitclaim Deed from James A. Watson, individually and as General Partner of Timbercreek Realty & Cabin Rental, to Timbercreek Realty & Cabin Rental, a Tennessee General Partnership composed of Danny A. McFalls and Deborah E. McFalls, recorded September 9, 2013 in Warranty Deed Book 4176, page 590 in said Register's Office.

Shown as Tax Map 113, Parcels 18.06 (por.) in the Tax Assessor's Office for Sevier County, Tennessee.

Responsibility for payment of taxes shall be:
Peoples Bank of East Tennessee
P.O. Box 128, Madisonville, TN 37354

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE, ACCURACY OF THE DESCRIPTION OR ANY OTHER MATTER CONTAINED HEREIN.

TO HAVE AND TO HOLD the real estate with the appurtenances, estate, title and interest thereto belonging to the said PEOPLES BANK OF EAST TENNESSEE, its successors and assigns forever.

AND TIMBERCREEK REALTY & CABIN & RENTAL, a Tennessee General Partnership, by and through its Partners, Danny A. McFalls and Deborah E. McFalls, and DANNY A. MCFALLS and DEBORAH E. MCFALLS, individually, covenant with the said PEOPLES BANK OF EAST TENNESSEE that it/they are lawfully seized and possessed of said real estate, have a good right to convey it, and the same is

unencumbered, except as otherwise herein set out.

AND TIMBERCREEK REALTY & CABIN & RENTAL, a Tennessee General Partnership, by and through its Partners, Danny A. McFalls and Deborah E. McFalls, and DANNY A. MCFALLS and DEBORAH E. MCFALLS, individually, further covenant and bind themselves, their successors/heirs and assigns, to warrant and defend the title to said real estate to the said PEOPLES BANK OF EAST TENNESSEE, its successors and assigns, forever, against the lawful claims of all persons whomsoever.

WITNESS this the 23rd day of March, 2018.

Grantor: TIMBERCREEK REALTY & CABIN RENTAL, a Tennessee General Partnership

Danny A. McFalls
Danny A. McFalls, Partner

Deborah E. McFalls
Deborah E. McFalls, Partner
E. MCF

AND:
Danny A. McFalls
DANNY A. MCFALLS, Individually

Deborah E. McFalls
DEBORAH E. MCFALLS, Individually

Grantee: PEOPLES BANK OF EAST TENNESSEE

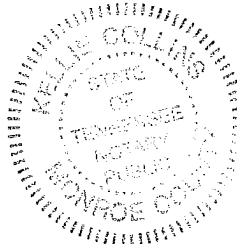
By: Christopher White
A CHRISTOPHER WHITE, PRESIDENT

STATE OF TENNESSEE
COUNTY OF Monroe

PERSONALLY appeared before me, Kellie A. Collins, a Notary Public in and for said County and State, the within named DANNY A. MCFALLS and DEBORAH A. MCFALLS, with whom I am personally acquainted and who acknowledged themselves to be the Partners of TIMBERCREEK REALTY & CABIN RENTAL, a Tennessee General Partnership, the within bargainer, and that they as such Partners, executed the foregoing instrument for the purpose therein contained, by signing as Partners.

WITNESS my hand and official seal this the 23rd day of March, 2018.

Kellie A. Collins
NOTARY PUBLIC
My Commission Expires: 9-5-18



STATE OF TENNESSEE
COUNTY OF MONROE

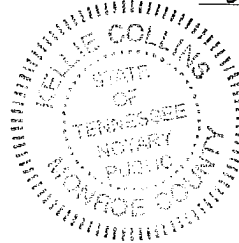
PERSONALLY appeared before me, Kellie A. Collins, a Notary Public in and for said County and State, the within named A. CHRISTOPHER WHITE, with whom I am personally acquainted and who acknowledged himself to the President of PEOPLES BANK OF EAST TENNESSEE, the within bargainer, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as President.

WITNESS my hand and official seal this the 23rd day of March, 2018.

Kellie A. Collins

NOTARY PUBLIC

My Commission Expires: 9-5-18



STATE OF TENNESSEE
COUNTY OF Monroe

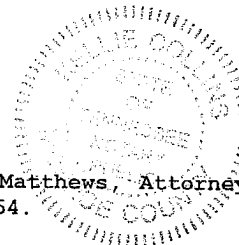
PERSONALLY appeared before me, Kellie A. Collins, a Notary Public in and for said County and State, the within named DANNY A. MCFALLS and wife, DEBORAH E. MCFALLS, the bargainers with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 23rd day of March, 2018.

Kellie A. Collins

NOTARY PUBLIC

My Commission Expires: 9-5-18



This instrument prepared by Doris Matthews, Attorney at Law, 400 Main Street, Madisonville, Tennessee 37354.

BK/PG: 5106/424-427
18011625

4 PGS: WARRANTY DEED	
BATCH: 421359	
03/28/2018 - 01:47 PM	
VALUE	90000.00
MORTGAGE TAX	0.00
TRANSFER TAX	333.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	356.00

STATE OF TENNESSEE, SEVIER COUNTY
CYNDI B LOVEDAY
REGISTER OF DEEDS