

*The parties to this instrument are hereby notified of their responsibility to immediately record this instrument in the Office of the Register of Deeds of McMinn County, Tennessee.*

*This instrument was prepared based upon information furnished by the parties.  
No title search has been made concerning this real estate and this firm makes  
no representation as to title, taxes, ownership or transferability.*

**THIS DEED PREPARED BY DOUGLAS N. BLACKWELL II, ATTORNEY  
PO BOX 1455 CLEVELAND, TENNESSEE 37364**

TAX I.D. Map: 068 I Grp: B Parcel: 015.00

**QUITCLAIM DEED**

KNOW ALL MEN BY THE PRESENTS, Deborah and Johnny Duncan, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt and sufficiency of which is hereby freely and voluntarily acknowledged, has bargained and sold, and hereby conveys in fee simple unto Peoples Bank of East Tennessee, their heirs and assigns, all its right, title and interest in and to the following described tract of land in McMinn County, Tennessee, which is more particularly described as follows:

**LYING AND BEING** in the Third Civil District of McMinn County Tennessee, in the Town of Englewood.

**BEGINNING** at an iron stake on the North side of the L&N right of way on the East side of the Old Englewood Road (now a street); thence running northward with said road or street 200 feet to an iron stake; thence eastward 400 feet, more or less, to a branch under concrete and earth dam; thence southward 200 feet, more or less, with the branch to the line of L&N right of way at a culvert under said railroad; thence westward 400 feet, more or less, the line of L&N right of way to the **BEGINNING** corner, containing 2 acres, more or less.

**THERE IS EXCEPTED** from the above tract of land a small tract off the North side which was deeded to Esrom Daugherty, et al, recorded in Deed Book 4-J, at pages 535-6 to which reference is here made.

**THERE IS ALSO EXCEPTED** the property on the north side of the road adjacent to Esrom Daugherty which was deeded to Carl Bohannon by Irene Brownfield by deed recorded in Deed Book 4-S, at page 491, in the Register's Office of McMinn County, Tennessee, to which reference is here made.

**BEING** the same property quitclaimed to Deborah Duncan by Quitclaim Deed recorded December 1, 2009 in Warranty Deed Book 18-S, page 156 in the Register's Office for McMinn County, Tennessee. Johnny R. Duncan joins in the execution of the within Deed of Trust to convey any interest he may hold as the spouse of Deborah Duncan.

Cheryl Ingram, Register  
McMinn County

Rec #:	180156	Instrument #:	181546
Rec'd:	15.00	Recorded	
State:	22.20	5/24/2016 at 2:07 PM	
Clerk:	1.00	in Warranty Deed Book	
Other:	2.00	20S	
Total:	40.20	Pgs 914-916	

Property Transfer Noted

Date 5-24-16 No. 16-790  
Tax I.D. 03-068 I-B-068 I-015.00  
McMinn County Property Assessor

Commonly known as Lot 15, Sunset Ave., Englewood, TN, but such is not included in the legal description herein.

For prior reference see Deed of Trust in Book 1023, Page 58, McMinn County Register of Deeds Office.

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances in effect thereon.

For tax purposes, the address of Peoples Bank of East Tennessee is:

Brad Hunt, 1010 Highway 411, Vonore, TN 37885.

TO HAVE AND TO HOLD said real estate, title and interest thereunto belonging to unto, Peoples Bank of East Tennessee, their heirs and assigns, forever in fee simple.

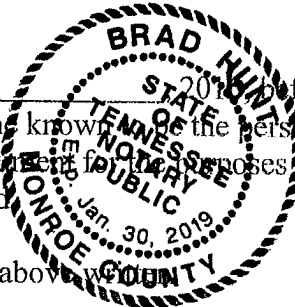
I covenant that I am lawfully seized and possessed of said real estate, that I have a good and lawful right thus to sell and convey the same; that the title thereto is clear, free and unencumbered except as set forth in the substitute trustee deed referenced herein.

WITNESS my signature, this 5 day of MAY, 2016.

Deborah Duncan  
Deborah Duncan

Johnny R. Duncan  
Johnny R. Duncan

On this 5th day of MAY, 2016, before me personally appeared Deborah and Johnny Duncan to me known to be the persons described herein and who executed the foregoing instrument for the purposes therein stated and that he executed the same as their free act and deed.



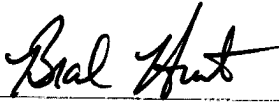
WITNESS my hand and Seal the day and year above written.  
Brad Hunt  
NOTARY PUBLIC

My Commission Expires: 1-30-19

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE            )  
COUNTY OF McMINN            )

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 6,000,00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. \*This property is being returned to Peoples Bank of East Tennessee via its deed of Trust and order of the US Bankruptcy Court.

By:   
Peoples Bank of East Tennessee  
Brad Hunt, authorized Officer of  
Peoples Bank of East Tennessee

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