

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:
Tennessee Valley Title Insurance Co.
1500 First Tennessee Plaza
Knoxville, TN 37929
(98892/tma)

Tax I.D. No. 028-063.00

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, 2011, between **Edward V. Eakin, individually, and Edward Vestal Eakin, Trustee of the Hugh Clemons Eakin II Trust**, First Party, and _____, of _____ County, Tennessee, Second Party.

WITNESSETH:

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to me in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows, to-wit:

SITUATED in District No. Two (2) of Loudon County, Tennessee, and more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at an existing iron pin located in the southern right of way of Beals Chapel Road, said iron pin being located in a southeasterly direction 1.66 miles, more or less, to Miller Road; thence leaving Beals Chapel Road, South 28 deg. 39 min. 08 sec. West, 1,361.48 feet to a 30 inch cedar, said cedar marking the POINT OF BEGINNING; thence from said point of beginning and with the line of property now or formerly owned by William B. Stokely III (Deed Book 153, page 610), South 62 deg. 16 min. 04 sec. East, 1,195.73 feet to a 4 x 4 wood post; thence South 29 deg. 10 min. 43 sec. West, 381.31 feet to a big nail in base of 10 inch dogwood located in the 815 contour line of Fort Loudon Lake; thence in a northwesterly and southwesterly direction along a cove the following meanders of the 815 contour line with a reference tie of North 52 deg. 27 min. 33 sec. West, 307.79 feet to an iron pin set; thence continuing with the meanders of the 815 contour line in a southerly direction and with a reference tie of South 25 deg. 21 min. 38 sec. West, 416.79 feet to an iron pin set; thence continuing with the meanderings of the 815 contour line and in a southwesterly direction, with a reference tie of South 44 deg. 51 min. 04 sec. West, 231.55 feet to an iron pin set; thence continuing with the meanderings of the 815 contour line in a northwesterly direction with a reference tie of North 46 deg. 25 min. 06 sec. West, 884.21 feet to an existing iron pin located in the line of property now or formerly owned by Jane M. McKinnon (Deed Book 210, page 277); thence with the line of McKinnon, North 29 deg. 12 min. 33 sec. East, 732.96 feet to a 30 inch cedar, said cedar marking the point of BEGINNING; containing 21.22 acres, more or less.

TOGETHER WITH a 12 foot right of way, lying six (6) feet on either side of the following described centerline:

TO FIND THE POINT OF BEGINNING, begin at an existing iron pin located in the southern right of way line of Beals Chapel Road, said iron pin being located in a southeasterly direction 1.66 miles, more or less, to Miller Road; thence leaving Beals Chapel Road, South 28 deg. 39 min. 08 sec. West, 1,361.48 feet to a 30 inch cedar; thence South 29 deg. 12 min. 33 sec. West, 18.12 feet to the POINT OF BEGINNING; thence from said point of beginning, North 09 deg. 17 min. West, 23.97 feet to a point; thence North 30 deg. East, 245.95 feet to a point; thence North 29 deg. 16 min. East, 207.97 feet to a point; thence along a curve to the left, having a radius of 96.53 feet, and an arc distance of 30.49 feet and a chord bearing and distance of North 20 deg. 13 min. East, 30.36 feet to a point; thence along a curve to the right, having a radius of 292.35 feet, an arc distance of 99.04 feet, and a chord bearing and distance of North 20 deg. 52 min. East, 98.57 feet to a point; thence North 30 deg. 34 min. East, 44.05 feet to a point; thence North 31 deg. 51 min. East, 109.23 feet to a point; thence along a curve to the left, having a radius of 104.19 feet, an arc distance of 93.24 feet and a chord bearing and distance of North 06 deg. 13 min. East, 90.16 feet to a point; thence North 19 deg. 25

min. West, 107.07 feet to a point; thence along a curve to the right, having a radius of 139.23 feet, an arc distance of 106.20 feet and a chord bearing and distance of North 18 deg. 54 min. East, 172.63 feet to a point; thence North 57 deg. 12 min. East, 28.71 feet to a point; thence along a curve to the left, having a radius of 757.40 feet, an arc distance of 247.76 feet, and a chord bearing and distance of North 47 deg. 50 min. East, 246.66 feet to a point; thence North 38 deg. 28 min. East, 52.02 feet to a point in the southern right of way line of Beals Chapel Road, said iron pin marking the terminus of said right of way.

The foregoing descriptions prepared according to the survey of Bruce McClellan, Tennessee RLS #696, of Trotter-McClellan, Inc., 3329 W. Gov. John Sevier Hwy, Knoxville, TN 37920, dated September 19, 2011, and bearing Drawing No. 11-071.

BEING the same property devised to Edward Vestal Eakin, Trustee of the Residuary Trust of Virginia Frantz Eakin by Will of Virginia Frantz Eakin filed for record in Will Book L, page 65, in the Loudon County Probate records (file no. 1352). See also deeds filed for record in Warranty Book 54, page 495, Warranty Book 66, page 89, Warranty Book 303, page 808, all in the Loudon County Register of Deeds Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the same unto the Second Party, _____ heirs, successors and assigns forever.

AND said First Party, for himself and his heirs, successors and assigns, does hereby covenant with said Second Party, _____ heirs, successors and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2011, which shall be prorated as of the date of closing and which are assumed by Second Party; and

Any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records in the Loudon County Register's Office and further to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described;

and that he will forever warrant and defend the said premises and 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, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has executed this instrument the day and year first above written.

Edward V. Eakin

Edward Vestal Eakin, Trustee of the
Hugh Clemons Eakin II Trust

STATE OF TENNESSEE)
) SS:
COUNTY OF KNOX)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Edward V. Eakin, individually, and Edward Vestal Eakin, Trustee of the Hugh Clemons Eakin II Trust**, the within named bargainor, with whom I am personally acquainted, or 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 official seal at office, this ____ day of _____, 2011.

NOTARY PUBLIC

My Commission Expires:

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$_____.

Affiant

Subscribed and sworn to before me this ____ day of _____, 2011.

NOTARY PUBLIC

My Commission Expires:
