

This Instrument Prepared By:
 Steckton Title & Escrow, LLC
 9040 Executive Park Drive, Suite 215
 Knoxville, TN 37923
 (865) 566-0248 - Telephone
 (865) 566-0249 - Fax
 File No. 20062235-Nelson

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **JIMMY KNOWLES AND WIFE, EMILY K. KNOWLES A/K/A EMILY D. KNOWLES**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **DONNY NELSON AND WIFE, KELLY NELSON**, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **BLEDSOE** County, State of Tennessee, and being described as follows, to-wit:

Being in the 6th Civil District of Bledsoe County, Tennessee:

Lying and being in the City of Pikeville and being Lots 1 and 2 of the West Hills Development platted in Plat Book 1, Page 57, Register's Office, Bledsoe County, Tennessee.

Being the same land conveyed to Jimmy Knowles and wife, Emily K. Knowles from Landon Colvard, Sr. and wife, Hortense Colvard, by Warranty Deed dated 07-01-96 and recorded 07-01-96 in Deed Book 154, Page 12, in the Register's Office of Bledsoe County, Tennessee.

Subject to any government zoning and subdivision ordinances or regulations in effect thereon.

Subject to Restrictions appearing on Plat Book 1, Page 57, in the Register's Office, Bledsoe County, Tennessee, as follows:

1. All lots for residential building only.
2. No lots shall be made smaller.
3. All residential buildings shall have no less than 1,000 square feet of floor space and have a value of no less than \$25,000.00.
4. Subject to a 10 ft. setback from property and 25 ft. setback line from roads.
5. Subject to a 10 ft. driveway conveyed to Jerry Britt.

Subject to any and all visible easements.

Map and Parcel: 064-019.22

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property. The taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This legal description was taken from the prior deed of record with no new boundary survey having been provided at the time of this conveyance.

PREPARER'S NOTICE: It is the grantee's responsibility to record this instrument. Failure to do so may adversely affect title or interest. Preparer has made no title examination or certification unless evidenced by separate instrument. Description of premises conveyed furnished by grantor.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whatsoever.

Witness our hands this 21st day of December, 2006.

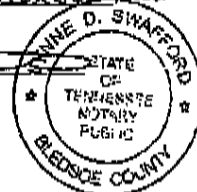
[Signature]
JIMMY KNOWLES
[Signature]
EMILY B. KNOWLES

STATE OF TENNESSEE
COUNTY OF BLEDSOE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, JIMMY KNOWLES AND WIFE, EMILY B. KNOWLES, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2006.

[Signature]
Notary Public



My Commission Expires: 10/21/08

STATE OF TENNESSEE
COUNTY OF BLEDSOE

The actual consideration or value, whichever is greater, for this transfer is \$95,000.00, which amount is equal to or greater than the amount for which the property would command at a fair and voluntary sale.

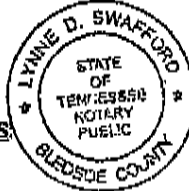
[Signature]
Affiant

Sworn to and subscribed before me this 21st day of December, 2006.

[Signature]
Notary Public

My Commission Expires: 10/21/08

Tax & Map No. 064-019.22



**ADDRESS OF NEW OWNERS
AND PERSONS RESPONSIBLE FOR TAXES**

Donny Nelson and Kelly Nelson
125 Norwood Road
Pikeville, TN 37367

BK/r6:WD192/602-603

06092398

2 Year 1.5% Temporary Rate	
2 Year 1.5% Temporary Rate	
11/23/2006 - 01/01/07	
Interest	14999.00
Document Fee	8.00
Recording Fee	10.00
Notary Fee	2.00
State Fee	1.00
TOTAL	160.00

EMMA S. BOYTON
Notary Public