

THIS INSTRUMENT PREPARED BY:
TERRY VANN
ATTORNEY AT LAW
LENOIR CITY, TENNESSEE 37771

WARRANTY DEED

THIS INDENTURE made this 21st day of June, 1990, by and between

THE LENOIR CITY COMPANY

a Tennessee corporation with principal offices in Lenoir City, Tennessee, Party of the First Part, and

CITY OF LENOIR CITY, TENNESSEE

a municipal corporation existing under the laws of the State of Tennessee, Party of the Second Part.

W I T N E S S E T H

That the said Party of the First Part, for and in consideration of the sum of Ten (\$10.00) Dollars cash, and other good and valuable considerations not herein recited, to it in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Party of the Second Part all of its right, title and interest in and to the following described premises, to-wit:

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

BEGINNING at an iron post corner to the property of the United States of America/Tennessee Valley Authority, said iron post being located 16 feet from the center line of Bussell Ferry Road; thence from said point of beginning and with the line of USA/TVA, South 75 deg. 31 min. 49 sec. West 124.91 feet to an iron pin; thence continuing with USA/TVA, North 28 deg. 01 min. 00 sec. West 67.90x feet to a spike in the pavement of Bussell Ferry Road; thence with Bussell Ferry Road South 83 deg. 03 min. 00 sec. East 88.62 feet to an iron pin; thence South 74 deg. 29 min. 10 sec. East 67.33 feet to the point of beginning and containing 0.105 acres according to survey of Harry E. Fraser dated February 10, 1990.

BEING A PART of the property conveyed to The Lenoir City Company by warranty deed of record in the Register's Office for Loudon County, Tennessee, in Deed Book 9, Page 117.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead therein. To have and to hold the said premises to the said Party of the Second Part, its successors and assigns forever.

And the said Party of the First Part, for itself and for its successors and assigns, does hereby covenant with the said Party of the Second Part, its successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed, that it has full power, authority and right to convey the same, that said premises are free from all encumbrances except as hereinabove stated and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has caused this instrument to be executed.

THE LENOIR CITY COMPANY

By: M. Tyson Gupin
Title: Pres.

STATE OF TENNESSEE)
COUNTY OF LOUDON)

Before me, the undersigned authority, a Notary Public of the state and county aforesaid, personally appeared M. Tyson Gupin, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of The Lenoir City Company, the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such officer.

Witness my hand and seal at office this 21st day of June, 1990.



Frances M. Keith
NOTARY PUBLIC
My commission expires: August 18, 1991

CONSIDERATION

I swear that the actual consideration for this transfer or actual value of the property transferred, whichever is greater, is \$ 1,000.00, which amount is equal to or greater than the amount which the property would command at a fair, voluntary sale.

Subscribed and sworn to before me this 25th day of June, 1990.

(SEAL)

Paul Ann Baker
NOTARY PUBLIC
My commission expires: 8/25/90

Name and address of property owner and responsible taxpayer:

City of Lenoir City
P.O. Box 445
Lenoir City, TN 37771

STATE OF TENNESSEE, LOUDON COUNTY REGISTER'S OFFICE
THIS INSTRUMENT RECEIVED AT 10:30 O'CLOCK A. M., OF THE 26 DAY OF June 1990
DULY CERTIFIED AND REGISTERED IN SAID OFFICE IN deed BOOK NO. 187 PAGE 230
AND NOTED IN BOOK NO. P (PAGE 116 STATE TAX PAID \$ exempt)
Fee # 8.00 REGISTER