

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

WARRANTY DEED

THIS INDENTURE made this 9th day of August, 1993, by and between

THE CITY OF LENOIR CITY, TENNESSEE

Party of the First Part, and

THE LENOIR COTTON MILL ASSOCIATION

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 Party of the Second Part all of its right, title and interest in and to the following described premises, to-wit:

DESCRIPTION CONTAINED ON EXHIBIT "A"
ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

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 in title 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 in title 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.

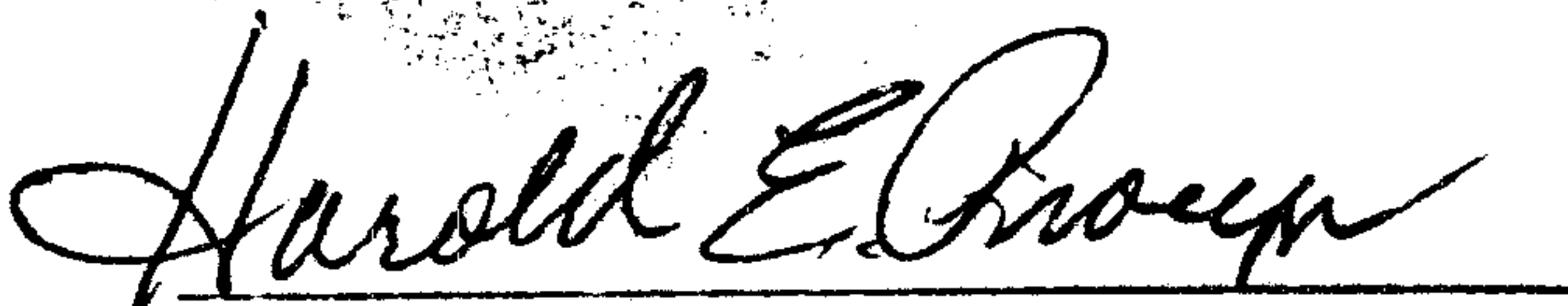
IN WITNESS WHEREOF, the said Party of the First Part has executed this instrument pursuant to resolution of the City Council of the City of Lenoir City adopted July 26, 1993.

THE CITY OF LENOIR CITY, TENNESSEE

By:


Charles T. Eblen, Mayor

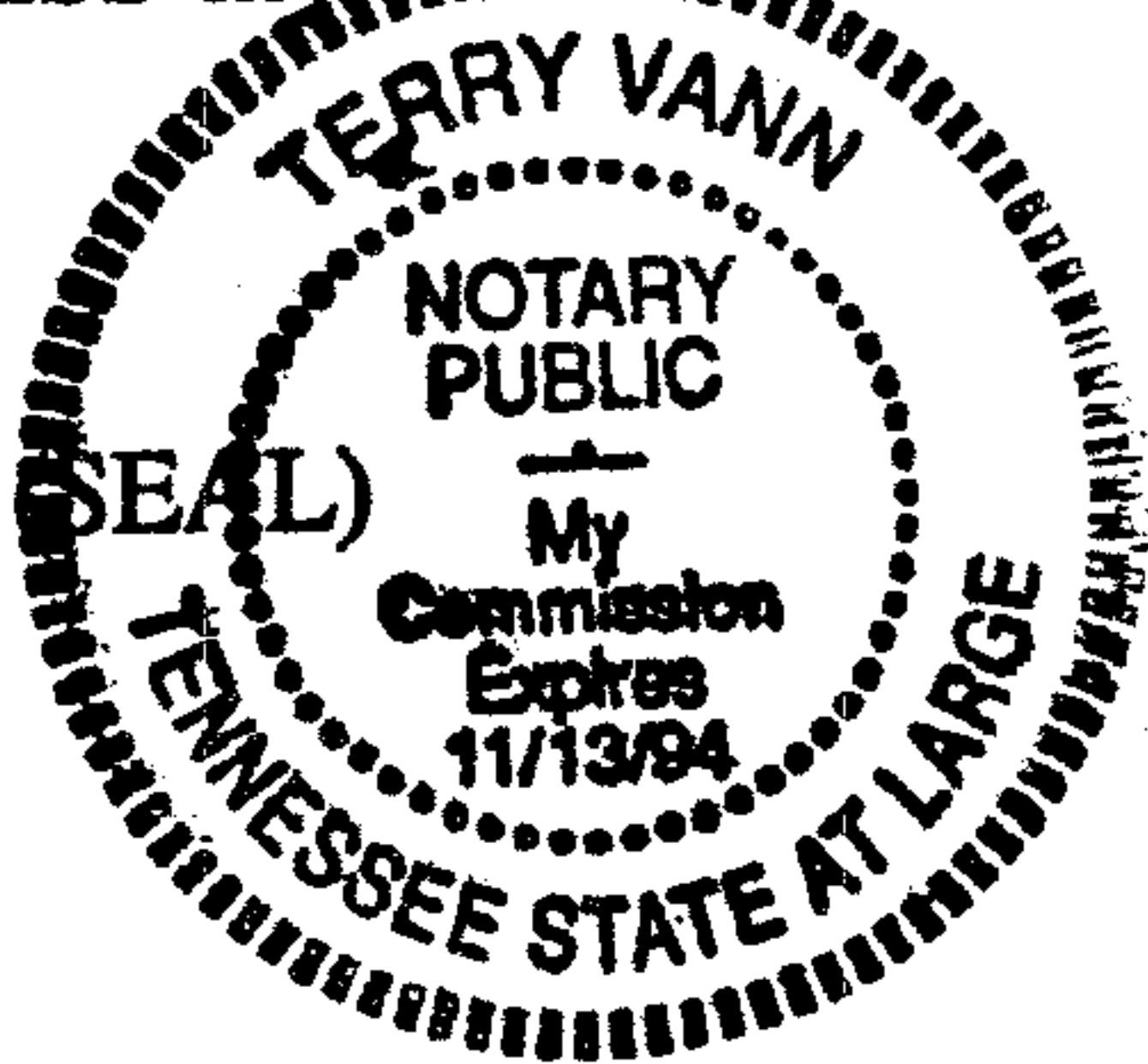
ATTEST:


Harold E. Proaps, Recorder/Treasurer

STATE OF TENNESSEE)
COUNTY OF LOUDON)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared CHARLES T. EBLEN, with whom I am personally acquainted, who, upon oath, acknowledged himself to be the Mayor of City of Lenoir City, the within named bargainor, a Tennessee municipal corporation, and that he as such official executed the foregoing instrument for the purposes therein contained, by signing the name of the municipal corporation by himself as Mayor.

WITNESS my hand and seal at office on this 9th day of August, 1993.



[Signature]
NOTARY PUBLIC
My commission expires: 11/13/94

CONSIDERATION

I swear that the actual consideration for this transfer or actual value of the property transferred, whichever is greater, is \$ 5,000⁰⁰, 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 on this 30 day of Sept, 1996.
Marjorie J. Freedman

(SEAL)

[Signature]
NOTARY PUBLIC
My commission expires Register

NAME AND ADDRESS OF PROPERTY OWNER AND RESPONSIBLE TAXPAYER:

Lenoir Cotton Mill Assn.
401 Kingston St.
Lenoir City, TN 37771

District _____
Map 23 J
Group E
Parcel 600

District _____
Map _____
Group _____
Parcel _____

STATE OF TENNESSEE, LOUDON COUNTY REGISTER'S OFFICE
THIS INSTRUMENT RECEIVED AT 11:40 O'CLOCK A M., OF THE 30 DAY OF Sept 1996
DULY CERTIFIED AND REGISTERED IN SAID OFFICE IN Deed BOOK NO. 228 PAGE 844
AND NOTED IN BOOK NO. U PAGE 133 STATE TAX PAID \$ 19.50

[Signature] REGISTER

EXHIBIT "A"

WARRANTY DEED DATED AUGUST 9, 1993 .
FROM
THE CITY OF LENOIR CITY, TENNESSEE
TO
THE LENOIR COTTON MILL ASSOCIATION

TRACT I:

SITUATED in the Second (2nd) Civil District 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 67.90 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 THE SAME property conveyed to City of Lenoir City, Tennessee, by warranty deed of record in the Register's Office for Loudon County, Tennessee, in Deed Book 187, Page 230.

TRACT II:

SITUATED in the Second (2nd) Civil District of Loudon County, Tennessee, and within the corporate limits of the City of Lenoir City, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in northwestern right-of-way line of Norfolk Southern Railroad corner to property now or formerly owned by Lenoir Hardware & Furniture Company (Deed Book 102, Page 16), said iron pin being located along said right-of-way line 304.8 feet, more or less, northeast of Mile Post No. 154; thence North 00 deg. 35 min. West 57.19 feet to an iron pin; thence North 02 deg. 36 min. West 189.41 feet to an iron pin; thence North 62 deg. 51 min. East 42.91 feet to an iron pin; thence North 85 deg. 02 min. East 278.98 feet to an iron pin; thence North 27 deg. 13 min. East 21.86 feet to a point in the center line of Town Creek as it flows downstream, said center line having a chord of South 34 deg. 51 min. West 309.91 feet, to a point in northwestern right-of-way line of Norfolk Southern Railroad; thence with the right-of-way line of Norfolk Southern Railroad the following calls and distances: South 71 deg. 29 min. West 116.10 feet to an iron pin, South 18 deg. 31 min. East 8.00 feet and South 71 deg. 29 min. West 34.06 feet to the point of beginning and containing 1.59 acres according to survey of Larry Bulliner, RLS No. 1008, dated 2/10/92.

SUBJECT TO the easements, rights, exceptions, reservations, restrictions and the reversionary clause contained in the warranty deed of record in the Register's Office for Loudon County, Tennessee, in Deed Book 74, Page 302.

BEING THE SAME property conveyed to The City of Lenoir City, Tennessee, by warranty deed of record in the Register's Office for Loudon County, Tennessee, in Deed Book 74, Page 302.