

This Instrument Prepared By:

Gary A. Simanson
UNION PLANTERS NATIONAL BANK
Legal Division
1730 Goodlett Farms Parkway
Cordova, Tennessee 38018

Address New Owner:

Union Planters
National Bank
7130 Goodlett Farms Pkwy.
Cordova, TN 38018

Send Tax Bills To:

Union Planters
National Bank
7130 Goodlett Farms Pkwy.
Cordova, TN 38018

Map Parcel Numbers

03-076J-D-076J-00800
03-076J-D-076J-00900
03-076J-D-076J-01000
03-076J-D-076J-01100
03-076J-D-076J-01100-P-001

Property Address:

6705 Marganton Road
Greenback, TN 37742

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, BANK OF EAST TENNESSEE, a Tennessee banking corporation, the Grantor herein, has bargained and by these presents does transfer and convey unto UNION PLANTERS NATIONAL BANK, a national banking association, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Loudon County, Tennessee, described on the attached Exhibit "A".

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit "B", which Exhibit "B" is hereby incorporated herein by reference and constitutes an integral part hereof. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 3rd day of May, 1993.

BANK OF EAST TENNESSEE
a Tennessee banking corporation

BY: *Charles J. Bryant*
ITS: *President*

STATE OF TENNESSEE
COUNTY OF ~~KNOX~~ HAMBLEN

Before me, MARY B BRADY of the State and County aforesaid, personally appeared CHARLES T. BRYANT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself/herself to be president (or other officer authorized to execute the instrument) of Bank of East Tennessee, the within named bargainor, a Tennessee banking corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself/herself as President.

WITNESS my hand and seal at office in Knoxville, Tennessee, this 3rd day of May,

1993.

Mary B Brady
Notary Public

My commission expires:

03-19-96

STATE OF TENNESSEE
COUNTY OF KNOX

The actual consideration for this transfer or value of property (whichever is greater) is \$343,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

UNION PLANTERS NATIONAL BANK,
a national banking association

BY:

Kenneth W. Pluh

ITS:

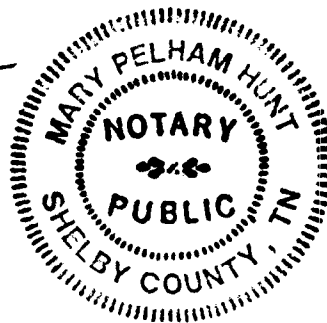
President

Sworn to and subscribed
before me, this 3rd day
of May, 1993.

Mary Pelham Hunt
Notary Public

My Commission Expires:

7/11/95



Recording Fee 16.00
Clerk's Fee 1.00
Transfer Tax 1,269.10

TOTAL \$1,286.10

STATE OF TENNESSEE, LOUDON COUNTY REGISTER'S OFFICE

THIS INSTRUMENT RECEIVED AT 11:00 O'CLOCK A M. OF THE 27 DAY OF MAY 19 93
DULY CERTIFIED AND REGISTERED IN SAID OFFICE IN Deed BOOK NO. 205 PAGE 758
AND NOTED IN BOOK NO. R PAGE 186 STATE TAX PAID \$ 1,270.10

Fee \$16.00
[Signature] REGISTER

File No. 41619F

EXHIBIT "A"

SITUATED in District No. 3 of Loudon County, Tennessee, and being in the Town of Greenback, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at an iron pin marking the point of intersection of the southwest right-of-way line of Highway 95 (also known as Maple Street) with the southeast right-of-way line of Alleghany Avenue; thence from said point of Beginning and with the southwest right-of-way line of Highway 95 (Maple Street), South 28 degrees 30 minutes East, 150 feet to an iron pin; thence with the northwest right-of-way line of an alley way South 61 degrees 30 minutes West, 150 feet to an iron pin; thence North 28 degrees 30 minutes West, 90 feet to an iron pin; thence South 61 degrees 30 minutes West, 100 feet to an iron pin located in the northeast right-of-way line of Walnut Street; thence with the right-of-way line of Walnut Street North 28 degrees 30 minutes West, 60 feet to a nail; thence with the right-of-way line of Alleghany Avenue North 61 degrees 30 minutes East, 250 feet to the point of BEGINNING as shown by survey of Charles Dockery, Surveyor, dated May 26, 1977.

BEING the same property conveyed to Bank of East Tennessee, by deed from First American National Bank, dated August 2, 1991, and recorded in Deed Book 194, page 105, in the records of the Loudon County Register's Office.

File No. 41619F

EXHIBIT "B"

Grant of right-of-way by M. Glen McTeer to Loudon County for a 20 foot strip from the centerline of the road leading from State Route 33 to Centerville by instrument dated August 8, 1950 of record in Right of Way Book 2, page 45 in the Loudon County Register of Deeds Office.

Grant of right-of-way by Merchants and Farmers Bank of Greenback to Loudon County for a 20 foot strip from the centerline of the road leading from State Route 33 to Centerville by instrument dated August 8, 1950, of record in Right of Way Book 2, page 39, in the Loudon County Register of Deeds Office.

Grant of right-of-way by R. C. Logan to Loudon County for a 20 foot strip from the centerline of the road leading from State Route 33 to Centerville by instrument dated August 8, 1950, of record in Right of Way Book 2, page 35, in the Loudon County Register of Deeds Office.

Grant of right-of-way by R. C. Logan to Loudon County for a 20 foot strip from the centerline of the road leading from State Route 33 to Centerville by instrument dated August 8, 1950, of record in Right of Way Book 2, page 36, in the Loudon County Register of Deeds Office.

Title to that portion of the property within the bounds of any roads or highways.

Rights of tenants in possession under unrecorded leases.