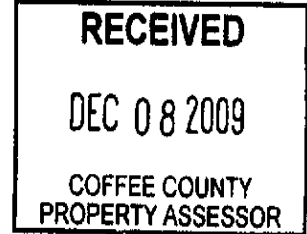


This Instrument Prepared By:
WALTER F. NICHOLS
PARSONS & NICHOLS
101 West Main Street
Manchester, Tennessee 37355
(931) 728-1316

REAL PROPERTY TAX RESPONSIBILITY:
Owner:
Mr. and Mrs. Wayne King Morton and
Mr. Gregory W. Morton
171 George Hill Road
Wartrace, Tennessee 37183
Tax Responsibility:
Same

Tax Map: pt 40
Group: _____
Parcel: 19.00



CO-EXECUTORS' WARRANTY DEED

THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

THIS indenture made this the 7th day of December, 2009,

between Barbara Joan Phelps Morton, Brian Leigh Phelps, and Janice Phelps Plemmons-Jackson, the duly Court appointed Co-Executors of the Estate of Gertie West Phelps, deceased; and Barbara Joan Morton, Wayne King Morton, and Gregory W. Morton.

WHEREAS, by her Last Will and Testament dated July 29, 2003, the said Gertie West Phelps appointed Barbara Joan Phelps Morton, Brian Leigh Phelps, and Janice Phelps Plemmons-Jackson as Co-Executors; and

WHEREAS, the said Testatrix, Gertie West Phelps, died on March 24, 2009; and

WHEREAS, the Last Will and Testament of the said Gertie West Phelps was duly proved and allowed for probate by the Chancery Court of Coffee County Tennessee, on June 25, 2009, being Case Number PW 09-86.

WITNESSETH:

That in the exercise of the powers given by the said Last Will and Testament, and in consideration of the sum of One (\$1.00) Dollar cash in

hand paid, the receipt of which is hereby acknowledged, BARBARA JOAN PHELPS MORTON, BRIAN LEIGH PHELPS, and JANICE PHELPS PLEMMONS-JACKSON, Co-Executors of the Estate of Gertie West Phelps, do hereby transfer and convey unto BARBARA JOAN PHELPS MORTON and husband WAYNE KING MORTON, and GREGORY W. MORTON, as joint tenants with the right of survivorship, their heirs and assigns, all right, title and interest into the property hereinafter described, which property is lying and being in the 1st Civil District of Coffee County, Tennessee, being more particularly described as follows:

TRACT 6: Commencing at a point that is the centerline intersections of Fredonia Road (50' R/W) and C. Anderson Road (50' R/W); thence North 33 degrees 27 minutes 09 seconds East a distance of 28.90 feet to a point in the Easterly boundary of Fredonia Road and in the Northerly boundary of C. Anderson Road, said point being an IR(N), the Southwesterly corner of the herein described property and also the Point of Beginning; thence leaving C. Anderson Road and following the Easterly boundary of Fredonia Road the following calls: North 26 degrees 26 minutes 29 seconds West a distance of 171.06 feet to a point and North 27 degrees 00 minutes 14 seconds West a distance of 284.94 feet to an IR(N) being the Southwesterly corner of Tract 5 and the Northwesterly corner of the herein described property; thence leaving said road boundary and along the Southerly boundary of Tract 5, North 71 degrees 43 minutes 24 seconds East a distance of 592.69 feet to an IR(N) being a point in the Southerly boundary of Tract 5, the Northwesterly corner of Tract 7 and the Northeasterly corner of the herein described property; thence along the Westerly boundary of Tract 7, South 03 degrees 30 minutes 00 seconds West a distance of 612.75 feet to an IR(N) being a point in the Northerly boundary of C. Anderson Road, the Southwesterly corner of Tract 7, and the Southeasterly corner of the herein described

property; thence with the Northerly boundary of C. Anderson Road, North 86 degrees 39 minutes 13 seconds West a distance of 320.38 feet to the Point of Beginning and containing 5.32 acres of land (more or less) according to a survey of Jordan Geomatics, PLLC by Derek A. Jordan (TN RLS #2576), 611 West Lincoln Street, Tullahoma, Tennessee, on 5 July 2007.

TRACT 7: Commencing at a point that is the centerline intersections of Fredonia Road (50' R/W) and C. Anderson Road (50' R/W); thence North 33 degrees 27 minutes 09 seconds East a distance of 28.90 feet to a point in the Easterly boundary of Fredonia Road and in the Northerly boundary of C. Anderson Road, said point being an IR(N); thence leaving Fredonia Road and following the Northerly boundary of C. Anderson Road, South 86 degrees 39 minutes 13 seconds East a distance of 320.38 feet to an IR(N) being the Southeasterly corner of Tract 6 and the Southwesterly corner of the herein described property and also the Point of Beginning; thence leaving the Northerly boundary of C. Anderson Road and along the Easterly boundary of Tract 6, North 03 degrees 30 minutes 00 seconds East a distance of 612.75 feet to an IR(N) being the Northeasterly corner of Tract 6, a point in the Southerly boundary of Tract 5 and the Northwesterly corner of the herein described property; thence continuing along the Southerly boundary of Tract 5, North 71 degrees 43 minutes 24 seconds East a distance of 99.09 feet to an IR(N) being the Southeasterly corner of Tract 5, a point in the Westerly boundary of Tract 8 and a point in the Northerly boundary of the herein described property; thence along the Westerly boundary of Tract 8, South 86 degrees 30 minutes 00 seconds East a distance of 247.98 feet to an IR(N) being a point in the Westerly boundary of Tract 8 and the Northeasterly corner of the herein described property; thence with the Westerly boundary of Tract 8, South 03 degrees 30 minutes 00 seconds West a distance of 647.31 feet to an IR(N) being the Southwesterly corner of Tract 8, a point in the Northerly boundary of C. Anderson Road and the Southeasterly corner of the herein described property; thence following said road boundary the

following calls: North 87 degrees 00 minutes 14 seconds West a distance of 210.92 feet to a point and North 86 degrees 39 minutes 13 seconds West a distance of 129.09 feet to the Point of Beginning and containing 5.02 acres of land (more or less) according to a survey of Jordan Geomatics, PLLC by Derek A. Jordan (TN RLS #2576), 611 West Lincoln Street, Tullahoma, Tennessee, on 5 July 2007.

TRACT 8: Commencing at a point that is the centerline intersections of Fredonia Road (50' R/W) and C. Anderson Road (50' R/W); thence North 33 degrees 27 minutes 09 seconds East a distance of 28.90 feet to a point in the Easterly boundary of Fredonia Road and in the Northerly boundary of C. Anderson Road, said point being an IR(N); thence leaving Fredonia Road and following the Northerly boundary of C. Anderson Road, South 86 degrees 39 minutes 13 seconds East a distance of 320.38 feet to an IR(N); thence South 86 degrees 39 minutes 13 seconds East a distance of 129.09 feet to a point; South 87 degrees 00 minutes 14 seconds East a distance of 210.92 feet to an IR(N) being the Southeasterly corner of Tract 7 and the Southwesterly corner of the herein described property and also the Point of Beginning; thence leaving the Northerly boundary of C. Anderson Road and along the Easterly boundary of Tract 7, North 03 degrees 30 minutes 00 seconds East a distance of 647.31 feet to an IR(N) being the Northeasterly corner of Tract 7; thence along the Northerly boundary of Tract 7, North 86 degrees 30 minutes 00 seconds West a distance of 247.98 feet to an IR(N) being a point in the Northerly boundary of Tract 7 and the Southeasterly corner of Tract 5; thence with the Easterly boundary of Tract 5, North 26 degrees 43 minutes 27 seconds West a distance of 319.16 feet to an IR(N) being the Northeasterly corner of Tract 5 and the Southeasterly corner of Tract 4; thence along the Easterly boundary of Tract 4, North 26 degrees 43 minutes 27 seconds West a distance of 68.21 feet to an IR(N) being a point in the Easterly boundary of Tract 4, a point in the Southerly boundary of Tract 3 and the Northwesterly corner of the herein described property; thence along the Southerly boundary of Tract 3, North 58 degrees 44 minutes 48 seconds

East a distance of 600.02 feet to an IR(N) being the Southeasterly corner of Tract 3, a point in the Westerly boundary of Tract 9 and the Northeasterly corner of the herein described property; thence along the Westerly boundary of Tract 9, South 03 degrees 30 minutes 00 seconds West a distance of 1,324.24 feet to an IR(N) being the Southwesterly corner of Tract 9, a point in the Northerly boundary of C. Anderson Road and the Southeasterly corner of the herein described property; thence with said road boundary North 86 degrees 17 minutes 52 seconds West a distance of 50.00 feet to the Point of Beginning and containing 5.72 acres of land (more or less) according to a survey of Jordan Geomatics, PLLC by Derek A. Jordan (TN RLS# 2576), 611 West Lincoln Street, Tullahoma, Tennessee, on 5 July 2007.

TRACT 9: Commencing at a point that is the centerline intersections of Fredonia Road (50' R/W) and C. Anderson Road (50' R/W); thence North 33 degrees 27 minutes 09 seconds East a distance of 28.90 feet to a point in the Easterly boundary of Fredonia Road and in the Northerly boundary of C. Anderson Road, said point being an IR(N); thence leaving Fredonia Road and following the Northerly boundary of C. Anderson Road, South 86 degrees 39 minutes 13 seconds East a distance of 320.38 feet to an IR(N); thence South 86 degrees 39 minutes 13 seconds East a distance of 129.09 feet to a point; South 87 degrees 00 minutes 14 seconds East a distance of 210.92 feet to an IR(N); thence South 86 degrees 17 minutes 52 seconds East a distance of 50.00 feet to an IR(N) being the Southeasterly corner of Tract 8 and the Southwesterly corner of the herein described property and also the Point of Beginning; thence leaving the Northerly boundary of C. Anderson Road and along the Easterly boundary of Tract 8, North 03 degrees 30 minutes 00 seconds East a distance of 1,324.24 feet to an IR(N) being the Northeasterly corner of Tract 8, the Southeasterly corner of Tract 3 and a point in the Westerly boundary of the herein described property; thence along the Easterly boundary of Tract 3, North 03 degrees 30 minutes 00 seconds East a distance of 365.81 feet to an IR(N) being a point in the Southerly

fenced boundary of H. Wiser (242/288), the Northeasterly corner of Tract 3, the Southeasterly corner of Tract 1 and the Northwesterly corner of the herein described property; thence with said fenced boundary, South 55 degrees 30 minutes 07 seconds East a distance of 346.62 feet to an IR(N) at a wooden fence corner post being the Southeasterly corner of Wiser, a point in the Westerly fenced boundary of Anderson Family LTD (221/394) and the Northeasterly corner of the herein described property; thence with the Westerly fenced boundary of Anderson Family LTD the following calls: South 01 degree 40 minutes 45 seconds East a distance of 64.12 feet to a wooden fence post on the Southerly bank of Clear Branch Creek and South 05 degrees 40 minutes 23 seconds West a distance of 112.15 feet to a concrete marker being the Southwesterly corner of Anderson Family LTD, the Northwesterly corner of J. Duncan (293/625) and a point in the Easterly boundary of the herein described property; thence along the Westerly fenced boundary of Duncan, South 03 degrees 30 minutes 00 seconds West a distance of 454.56 feet to an IR(N) being the Northeasterly corner of Tract 10 and a point in the Westerly fenced boundary of Duncan; thence with the Northerly boundary of Tract 10, North 87 degrees 00 minutes 43 seconds West a distance of 248.66 feet to an IR(N) being the Northwesterly corner of Tract 10, thence with the Westerly boundary of Tract 10, South 03 degrees 30 minutes 00 seconds West a distance of 878.99 feet to an IR(N) being the Southwesterly corner of Tract 10, a point in the Northerly boundary of C. Anderson Road and the Southeasterly corner of the herein described property; thence with said road boundary, North 86 degrees 17 minutes 52 seconds West a distance of 50.00 feet to the Point of Beginning and containing 5.96 acres of land (more or less) according to a survey of Jordan Geomatics, PLLC by Derek A. Jordan (TNB RLS #2576), 611 West Lincoln Street, Tullahoma, Tennessee, on 5 July 2007.

TRACT 10: Commencing at a point that is the centerline intersections of Fredonia Road (50' R/W) and C. Anderson Road (50' R/W); thence North 33 degrees 27 minutes 09 seconds East a distance of

28.90 feet to a point in the Easterly boundary of Fredonia Road and in the Northerly boundary of C. Anderson Road, said point being an IR(N); thence leaving Fredonia Road and following the Northerly boundary of C. Anderson Road, South 86 degrees 39 minutes 13 seconds East a distance of 320.38 feet to an IR(N); thence South 86 degrees 39 minutes 13 seconds East a distance of 129.09 feet to a point; South 87 degrees 00 minutes 14 seconds East a distance of 210.92 feet to an IR(N); thence South 86 degrees 17 minutes 52 seconds East a distance of 50.00 feet to an IR(N); thence South 86 degrees 17 minutes 52 seconds East a distance of 50.00 feet to an IR(N) being the Southeasterly corner of Tract 9 and the Southwesterly corner of the herein described property and also the Point of Beginning; thence leaving the Northerly boundary of C. Anderson Road and along the Easterly boundary of Tract 9, North 03 degrees 30 minutes 00 seconds East a distance of 878.99 feet to an IR(N) being a point in the Easterly boundary of Tract 9 and the Northwesterly corner of the herein described property; thence along the Easterly boundary of Tract 9, South 87 degrees 00 minutes 43 seconds East a distance of 248.66 feet to an IR(N) being a point in the Westerly fenced boundary of J. Duncan (293/625) and the Northeasterly corner of the herein described property; thence along the Westerly fenced boundary of Duncan, South 03 degrees 30 minutes 00 Seconds West a distance of 880.04 feet to an IR(N) being the Southwesterly corner of Duncan, a point in the Northerly boundary of C. Anderson Road and the Southeasterly corner of the herein described property; thence with said road boundary the following calls: North 87 degrees 00 seconds 43 minutes West a distance of 165.18 feet to a point and North 86 degrees 17 minutes 52 seconds West a distance of 83.47 feet to the Point of Beginning and containing 5.02 acres of land (more or less) according to a survey of Jordan Geomatics, PLLC by Derek A. Jordan (TN RLS #2576), 611 West Lincoln Street, Tullahoma, Tennessee, on 5 July 2007.

Being a portion of the same property heretofore conveyed to Marvin Phelps by deeds of record in Deed Book 55, Page 282, and Deed Book 55, Page

524, Register's Office of Coffee County, Tennessee. The said Marvin Phelps executed a Deed Creating Estate by the Entireties to his wife, Gertie Phelps on June 17, 1967, of record in Deed Book 117, Page 367, Register's Office of Coffee County, Tennessee. The said Marvin Phelps died on October 10, 2002, this making Gertie Phelps the sole owner of the property as surviving tenant by the entireties. The said Gertie West Phelps died on March 24, 2009, and the probate of her Estate is in the Chancery Court of Coffee County, Tennessee, Case Number PW 09-86.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. Subject to a Right-of-Way Easement in favor of the West Warren-Viola Utility District of Warren County of record in Deed Book 250, Page 123, Register's Office of Coffee County, Tennessee.
2. Site built homes only.
3. Homes must be of high quality material such as brick, hardiplank, stone, vinyl or log with no exposed concrete block foundations.
4. Minimum of 1850 square feet living space for one story homes.
5. Minimum of 2300 square feet living space for one and one-half story homes.
6. Two story homes must have a minimum of 1800 square feet living space on the main level and minimum of 800 square feet on second level.
7. Homes must have a minimum of two-car attached garage.
8. Detached garages must match the style and material of the house.
9. Roof pitch to be a minimum of 8.

10. Privacy fences allowed only to the rear of a house. Privacy fences cannot extend from the house to the road. No privacy fences allowed on driveways.

11. Fences and driveways must be maintained at all times.

12. No poultry, swine, or goats for commercial purposes.

13. No dogs kept on property for breeding/commercial purposes.

14. Any outbuilding/barn must be located at the rear of the home and regularly maintained.

15. No inoperable vehicles or inoperable machinery allowed on property unless stored in a building or stored behind a privacy fence.

16. Only one single family home permitted on each tract. A "mother-in-law quarters" or guest house may be constructed in an additional detached building; however, the building must match the style and material of the main house and must be located at the rear of the main house.

17. No homes shall be built or used for rental purposes.

18. Location and setback lines of homes and outbuildings shall be determined by the building codes of Coffee County.

19. Horses welcome.

TO HAVE AND TO HOLD the interest in the tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Barbara Joan Phelps Morton and husband, Wayne King Morton, and Gregory W. Morton, as joint tenants with the right of survivorship, their heirs and assigns, forever.

IN WITNESS WHEREOF, Barbara Joan Phelps Morton, Brian Leigh Phelps, and Janice Phelps Plemmons-Jackson, Co-Executors of the Estate of Gertie West Phelps, have hereunto set their hands on this the 7th day of December, 2009.

Estate of Gertie West Phelps

By: Barbara Joan Phelps Morton
BARBARA JOAN PHELPS MORTON
Co-Executor and Individually

By: Brian Leigh Phelps
BRIAN LEIGH PHELPS
Co-Executor and Individually

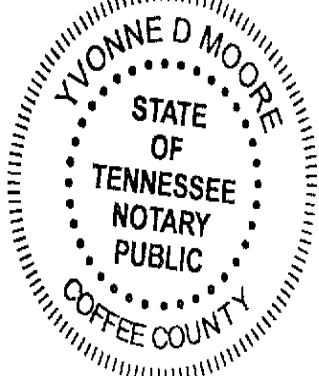
By: Janice Phelps Plemmons-Jackson
JANICE PHELPS PLEMMONS JACKSON
Co-Executor and Individually

Laura Janelle Phelps Sensing
LAURA JANELLE PHELPS SENSING
Individually

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public in and for the State and County aforesaid, BARBARA JOAN PHELPS MORTON, with whom I am personally acquainted, and who upon oath, acknowledged herself to be a Co-Executor and a heir of the Estate of Gertie West Phelps, the within named bargainor, and that she as such Co-Executor and individually as an heir, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Gertie West Phelps by herself as Co-Executor and individually.

WITNESS MY HAND AND OFFICIAL SEAL at Manchester Tennessee, this the 7th day of December, 2009.

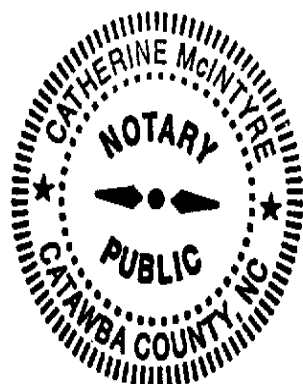


Yvonne D Moore
NOTARY PUBLIC
My commission expires: 11-19-2013

STATE OF NORTH CAROLINA
COUNTY OF Catawba

Personally appeared before me, a Notary Public in and for the State and County aforesaid, BRIAN LEIGH PHELPS, with whom I am personally acquainted, and who upon oath, acknowledged himself to be a Co-Executor and an heir of the Estate of Gertie West Phelps, the within named bargainor, and that he as such Co-Executor and heir, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Gertie West Phelps by himself as Co-Executor and individually.

WITNESS MY HAND AND OFFICIAL SEAL at Conover, North Carolina, this the 4th day of December, 2009.



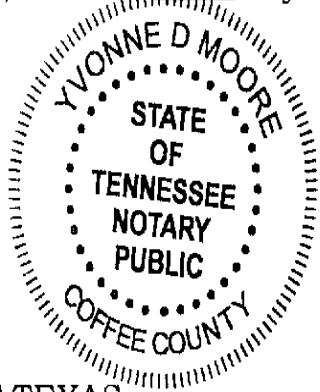
Catherine McIntyre
NOTARY PUBLIC
My commission expires: Aug 31, 2012

STATE OF TENNESSEE

COUNTY OF Coffee

Personally appeared before me, a Notary Public in and for the State and County aforesaid, JANICE PHELPS PLEMMONS-JACKSON, with whom I am personally acquainted, and who upon oath, acknowledged herself to be a Co-Executor and an heir of the Estate of Gertie West Phelps, the within named bargainor, and that she as such Co-Executor and individually as an heir, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Gertie West Phelps by herself as Co-Executor and individually.

WITNESS MY HAND AND OFFICIAL SEAL at Norchester Tennessee, this the 7th day of December, 2009.



Yvonne D. Moore
NOTARY PUBLIC

My commission expires: 11-19-2013

STATE OF TEXAS

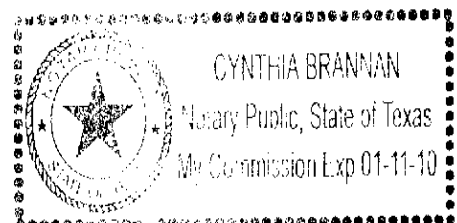
COUNTY OF Taylor

Personally appeared before me, a Notary Public in and for the State and County aforesaid, LAURA JANELLE PHELPS SENSING, with whom I am personally acquainted, and who upon oath, acknowledged herself to be an heir of the Estate of Gertie West Phelps, the within named bargainor, and that she as such heir, joined in this conveyance and executed the foregoing instrument for the purposes therein contained, by signing her name individually.

WITNESS MY HAND AND OFFICIAL SEAL at Acitene, Texas, this the 3 day of December, 2009.

[Signature]
NOTARY PUBLIC

My commission expires: 1-11-10



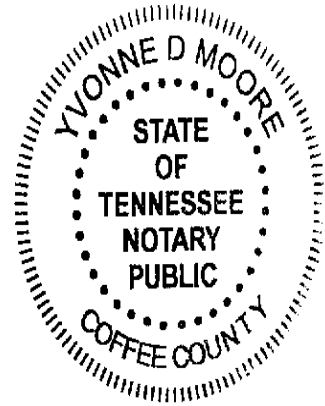
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 19,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Barbara Joan Phelps Morton
AFFIANT

Subscribed and sworn to before me this the 7th day of December, 2009.

Yvonne D. Moore
NOTARY PUBLIC

My commission expires: 11-19-2013



VISION SURVEY

Irvin Phelps

5925 Fredonia Road
1st Civil District
Coffee County
Tennessee

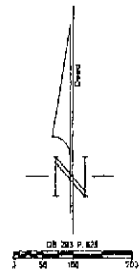
of Property Described in DB. 260. P. 123;
as Office Coffee County

p 40, Parcel 10 (portion of)

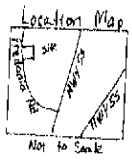
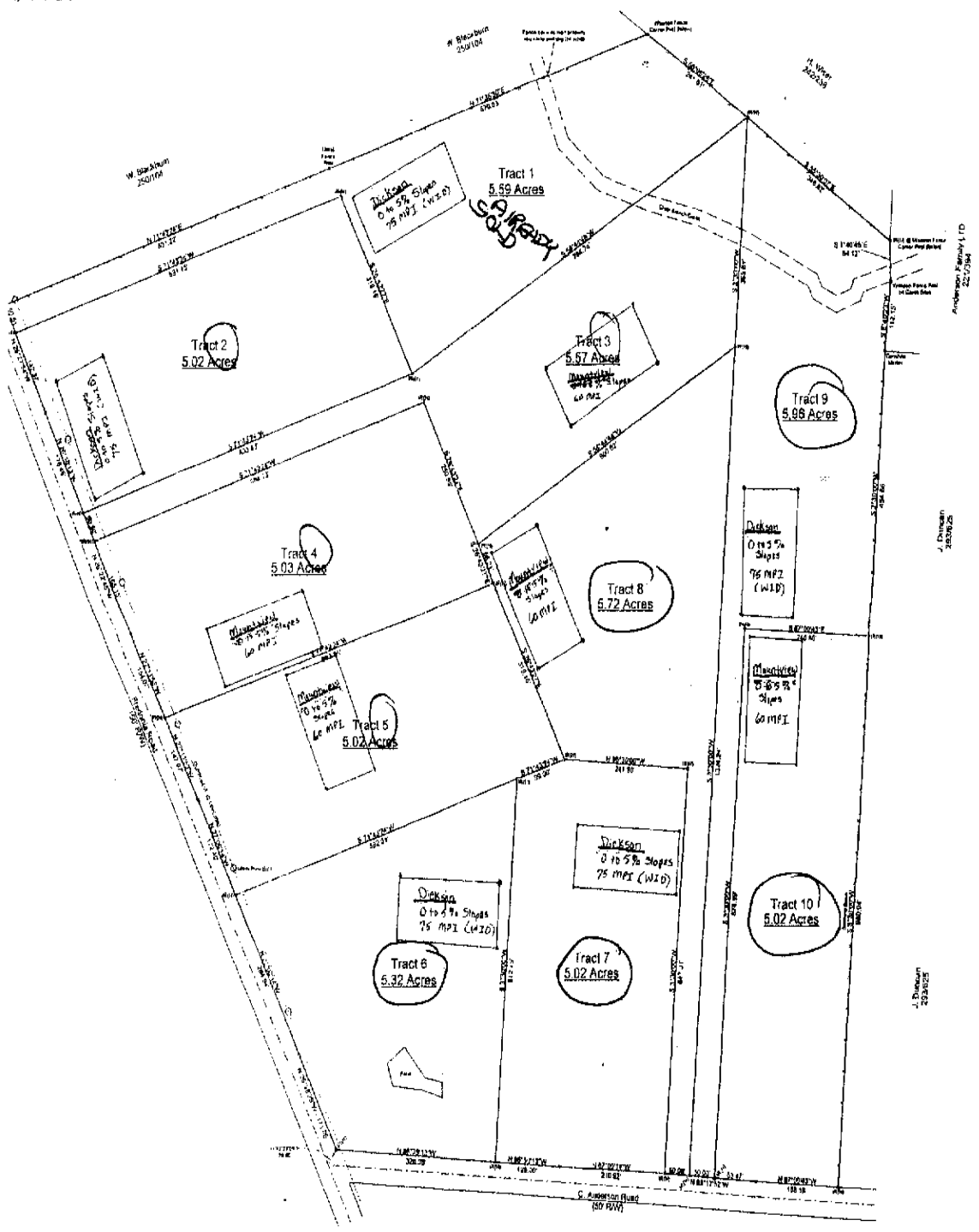
3d on 5 July 2007

Acres Total

is not located in a designated Floodzone,
of the Flood Risk Map (FRM) community panel
6082.A effective July 8 August 1977 and
July 1991 June 2005.



- NOTES
1. Control survey was completed using the most recent data available and without the benefit of a total station. Please be subject to any settlement, encroachments or other boundary conditions that may exist.
 2. Any data shown are based on above ground conditions only. Any below ground utilities are unknown as to the exact size and location.



I declare that this is a true and correct survey
of the indicated property to the best of my
knowledge and that this is a Category II survey
(highest precision of 1:7500)



Stakes
Any other files...
Irvin Phelps

HIGH INTENSITY BOELS MAP ON SPACED AREAS

- Mountain
0 to 35 Slopes
0 to 30 inches---60 MPI
31 to 48 inches---75 MPI
- Dickson
0 to 5% Slopes
0 to 28 inches---75 MPI (W120)
29 to 48 inches---75 MPI

These soils are moderately well drained and contain a fragipan.
The depth to the fragipan ranges from 26 to 34 inches deep.
An interceptor drain must be installed to remove the excess
subsurface water associated with the fragipan. The interceptor
drain must be installed to a minimum depth of 40 inches deep.
A suitable outlet must be present before the interceptor drain
can be installed.

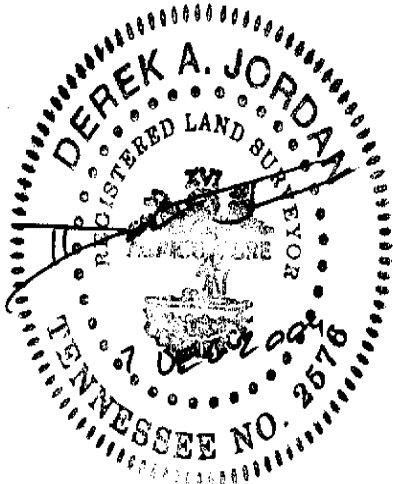


JORDAN GEOMATICS, PLLC

PROFESSIONAL LAND SURVEYING & DESIGN SERVICES
517 Rockenbacker Drive, Tullahoma, TN. 37388
(831)588-8470
www.jordangeomatics.com

14 PGS : AL - WARRANTY DEED	
BRENDA BATCH: 26422	12/08/2009 - 08:30 AM
VALUE	157240.00
MORTGAGE TAX	0.00
TRANSFER TAX	581.79
RECORDING FEE	70.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	654.79

STATE OF TENNESSEE, COFFEE COUNTY
ELLEN P. VAUGHN
REGISTER OF DEEDS



BK/PG: W336/722-735
09008654

