

85 26.25

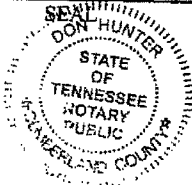
MAP GP CTL/MAP PARCEL
 N/C SPLIT COMB
ROGER COMPTON
 ASSESSOR OF PROPERTY
 FENTRESS COUNTY
 JAMBSTOWN, TN 38556

THIS INSTRUMENT PREPARED BY:
 Volunteer Title & Escrow Services, LLC
 3411 Peavine Road, Crossville, TN 38571

**It is the responsibility of the Grantee of this instrument to immediately record it.
 Failure to record this instrument could adversely affect the validity of your title.**

GENERAL WARRANTY DEED

| | | |
|--|--------------------|--------------------------|
| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
| Larry Zachary 3727 Hunting Ave Covington, KY 41014 | SAME | MAP 085 PARCEL 026.25 |



Subscribed and sworn to before me,
 this the 26th day of May, 2008

[Signature]
 Notary Public
 My Commission Expires: 02/28/2010

State of Tennessee
 County of Fentress

The actual consideration or value,
 whichever is greater, for this transfer
 is \$18,000.00

[Signature]
 Affiant

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 (\$10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA MITCHELL CORNEJO** and **JAMES MITCHELL** ("Grantors") have bargained and sold, and by these presents transfer and convey unto **LARRY ZACHARY** ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Fentress County, Tennessee, described as follows:

SEE EXHIBIT A

This is improved () unimproved () property known as: Lot 12 Scarlet Oaks Drive Jamestown, TN 38556.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenants and bind themselves and their heirs to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

This property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not.

Preparer of this instrument makes no representation to the validity of the title contained herein.

This instrument was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

IN WITNESS WHEREOF, the Grantor has executed and delivered this instrument as of the 12 day of May, 2008.

Jessica Mitchell Cornejo
JESSICA MITCHELL CORNEJO

James Mitchell
JAMES MITCHELL

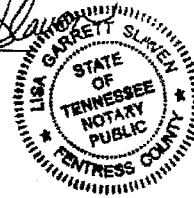
Tennessee (Tmc)
STATE OF ~~CALIFORNIA~~
COUNTY OF Fentress

Personally appeared before me, a Notary Public for the State and County aforesaid, **Jessica Mitchell Cornejo** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 10 day of May, 2008.

Lisa Garrett Slwien
Notary Public

My Commission Expires: Aug. 8, 2010



STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, a Notary Public for the State and County aforesaid,
James Mitchell with whom I am personally acquainted (or proved to me on the basis of
satisfactory evidence), and who acknowledged that such person executed the within instrument
for the purposes therein contained.

Witness my hand, at office, this the 8th day of May, 2008.



Elizabeth A. Cain
Notary Public

Expires 10-13-2010

EXHIBIT A

In the FIRST CIVIL DISTRICT of Fentress County, Tennessee, and more particularly described as follows:

MAP 85 PARCEL 26.25

Lying and being in the First Civil District of Fentress County, Tennessee, by way of U.S. Highway 127 South to the Taylor Place Road; thence eastwardly on the Taylor Place Road approximately 1.6 miles to the Model Farm Road; thence southwardly on the Model Farm Road a distance of approximately 2,250 feet to its junction with Scarlet Oaks Drive; thence westwardly on Scarlet Oaks Drive a distance of approximately 1289 feet and beginning at a stake on the south margin of Scarlet Oaks Drive, the northwest corner of Lot 11; thence leaving Scarlet Oaks Drive and running with the west line of Lot 11, south 18 degrees 9 minutes west 529.51 feet to a stake in the west line of Lot 11; thence leaving the west line of Lot 11 and running north 68 degrees 57 minutes west 375.77 feet to a stake in the east line of Lot 13; thence with the east line of Lot 13, north 18 degrees 43 minutes east 455.24 feet to a stake in the south margin of Scarlet Oaks Drive, the northeast corner of Lot 13; thence with the south margin of Scarlet Oaks Drive, south 80 degrees 12 minutes east 375.53 feet to the point of beginning and containing 4.22 acres, more or less, and being Lot 12 of Scarlet Oaks Subdivision, Phase II.

The bearings and distances are taken from a plat By Foy Survey Company, Rodney W. Foy TRLS No. 730, Drawing No. 3539-A, recorded in Plat Book 4, Page 13, in the Register's Office of Fentress County, Tennessee.

Subject to mineral reservations by prior owners.

By acceptance of this deed, the grantee agrees to the following:

This conveyance is subject also to the following limitations and restrictive provisions for Scarlet Oaks Subdivision, Phase II, Lots 10 through 14:

1. The grantee or grantees or their assigns or successors in interest, and any grantee or grantees or their assigns or successors in interest shall use the property exclusively for residential purposes.
2. Fencing on any lot on the property herein conveyed shall be limited to woven wire, chain link, painted wood, or split rail; and other fencing, expressly barbed wire fencing, shall specifically be prohibited.
3. Any building or buildings constructed on any lot on the property herein conveyed shall be no closer than 30 feet from any adjoining property line.
4. The property shall be restricted to single family type dwellings containing not less than 1200 square feet.

5. No dwelling shall contain exterior finish of concrete blocks, tar paper, or rolled type siding or asphalt type siding.

6. Mobile or modular homes shall not be located on the property herein conveyed either permanently or temporarily, however, on Tracts 10-14 in Scarlet Oaks Subdivision, Phase II, a double-wide mobile home will be acceptable.

7. No swine, poultry, or livestock will be kept or maintained on the property. Horses and cattle will be permitted.

8. Garbage, waste and refuse will be held for collection in containers.

9. No part of the property herein conveyed will be used for the purposes of a junkyard, nor for a collection or storage area, or maintenance area, or parking area for junk, wrecked, or stripped automobiles.

This conveyance is subject to any and all power line, water lines, or easements for the same, regardless of whether same are actually of record, exist or henceforth may exist or be constructed.

Grantor reserves the right to deal freely with restrictions in succeeding conveyances of property located elsewhere in the subdivision and general area and in its sole discretion may vary, modify, add to, or omit such restrictions as it see fit.

The restrictions set out herein shall remain in effect for a period of twenty (20) years from and after date of conveyance.

The grantees herein shall be responsible for payment of taxes on the foregoing described real estate from and after December 31, 2004, and their mailing address is 1806 Perimeter Drive, Jamestown, Tennessee 38556.

Being the same property conveyed to Jessica Mitchell Cornejo and James Mitchell by virtue of a Warranty Deed from Allardt Land Company, Inc. to Keith Mitchell, dated October 27, 2004, of record in Book 70, Page 531, Register's Office, Fentress County, Tennessee.

Being a portion of the lands described in the deed from Estate of Bruno Gernt, Inc. to Allardt Land Company, Inc., recorded in Deed Book A-8, Page 1, in the Register's Office of Fentress County, Tennessee.

BK/PG:141/166-170

08001999

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|-------------------------------------|---------|
| STATE OF TENNESSEE | |
| FAYE STEPHENS | |
| REGISTER OF DEEDS | |
| STATE OF TENNESSEE, FENTRESS COUNTY | |
| TOTAL AMOUNT | 94.00 |
| REGISTER'S FEE | 1.00 |
| DP FEE | 2.00 |
| RECORDING FEE | 25.00 |
| TRANSFER TAX | 66.00 |
| NOTARIAL FEE | 0.00 |
| UNLAW | 1800.00 |