

Prepared by & Return to:  
**Reliable Title & Escrow, LLC**  
1104 Tusculum Blvd., Suite 310  
Greeneville, Tennessee 37745

**WARRANTY DEED**

THIS DEED, made and entered into this the \_\_\_\_ day of \_\_\_\_\_, 2010, by and between, **RICHARD FRED BURGESS, MARSHA JANE BURGESS, JOHN KENNETH BURGESS I, SUE ELLA BURGESS AND JAMES DOUGLAS SHAW**, hereinafter known as the Parties of the First Part, and \_\_\_\_\_, hereinafter known as the Parties of the Second Part;

**WITNESSETH:**

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the party of the first part has bargained and sold and does hereby grant and convey unto the party of the second part, his heirs and assigns, with covenants of general warranty of title, the following described property:

Legal Description

Map \_\_\_\_\_ Parcel \_\_\_\_\_

TO HAVE AND TO HOLD unto the parties of the second part, their heirs and assigns, forever.

The parties of the first part, for themselves, their successors and assigns, covenants that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signature on this day and year first above written.

Grantors:

Richard Fred Burgess

Marsha Jane Burgess

John Kenneth Burgess, I

Sue Ella Burgess

James Douglas Shaw

STATE OF TENNESSEE:  
COUNTY OF WASHINGTON:

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Bargainers, **RICHARD FRED BURGESS, MARSHA JANE BURGESS, JOHN KENNETH BURGESS I, SUE ELLA BURGESS AND JAMES DOUGLAS SHAW**, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_

STATE OF TENNESSEE:  
COUNTY OF WASHINGTON:

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

WITNESS my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_

NAME AND ADDRESS OF PROPERTY OWNER:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_