

THIS INSTRUMENT PREPARED BY:
PHILLIPS M. SMALLING, ATTORNEY
P.O. BOX 340
BYRDSTOWN, TN 38549

PERSON OR AGENCY
RESPONSIBLE FOR
PAYMENT OF TAXES:
Gail F. Hicks
21 Nichols Blvd.
Jackson, New Jersey 08527

WARRANTY DEED

This indenture made and entered into on this 25th day of
February, 2011, by and between

JOSEPH J. DETWEILER

hereinafter referred to as the GRANTOR, and

GAIL F. HICKS

hereinafter referred to as the GRANTEE.

MAP 118 GP CTL/MAP 118 PARCEL 225.00
N/C SPLIT COMB
J. LARRY KING
ASSESSOR OF PROPERTY
OVERTON COUNTY
LIVINGSTON, TN 38570

WITNESS, that for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR has this day bargained and sold and by these presents does transfer and convey unto the said GRANTEE, her heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the 9th Civil District of Overton County, Tennessee, and being TRACT #151 OF "THE LEDGES AT STEEL TRAM RIDGE, PHASE II" being a development of J.J. DETWEILER ENTERPRISES, INC., and being depicted on an unrecorded survey plat prepared by Christopher M. Vick d/b/a Vick Surveying R.L.S. #2164, and being further described as follows:

BEGINNING on a point in the center of the cul-de-sac at the end of Steel Tram Ridge Road as well as being the Southern most corner of Tract #152 of the Ledges At Steel Tram Ridge Road; thence going with Tract #152 North 45 deg. 38 min. 02 sec. East 50.00 feet to a 1/2" pipe set on the Northeastern right-of-way of the cul-de-sac; thence leaving the cul-de-sac and going with Tract #152 North 45 deg. 38 min. 02 sec. East 576.57 feet to a 1/2" pipe set on the Southwestern right-of-way of Steel Tram Ridge Road; thence North 45 deg. 38 min. 02 sec. East 25.00 feet to a point in the centerline of Steel Tram Ridge Road; thence leaving Tract #152 and going with the centerline of the said road South 61 deg. 02 min. 33 sec. East 74.55 feet; thence North 83 deg. 18 min. 25 sec. East 102.05 feet; thence South 15 deg. 32 min. 11 sec. East 40.37 feet; thence South 39 deg. 10 min. 01 sec. West 109.89 feet; thence South 44 deg. 15 min. 27 sec. West 119.10 feet; thence South 38 deg. 38 min. 52 sec. East 86.05 feet; thence South 47 deg. 35 min. 03 sec. West 37.57 feet to a 1/2" pipe set on the Western right-of-way of Steel Tram Ridge Road; thence leaving the road and going with Tract #150 of The Ledges at Steel Tram Ridge, Phase II South 47 deg. 22 min. 21 sec. West 464.31 feet to a 1/2" pipe set on the Eastern right-of-way of Steel Tram Ridge Road; thence South 51 deg. 25 min. 47 sec. West 25.56 feet to a point in the centerline of Steel Tram Ridge Road; thence South 47 deg. 35 min. 03 sec. West 25.99 feet to a 1/2" pipe set on the Western right-of-way of Steel Tram Ridge Road; thence South 47 deg. 35 min. 03 sec. West 197.86 feet to a point in the center of the East Fork Obey River; thence leaving Tract #150 and going with the East Fork Obey River North 21 deg. 55 min. 32 sec. West 264.48 feet; thence leaving the East Fork Obey River and going with Tract #153 of The Ledges at Steel Tram Ridge North 45 deg. 38 min. 02 sec. East 102.42 feet to a 1/2" pipe set on the Southwestern right-of-way of the cul-de-sac at the end of Steel Tram Ridge Road; thence North 45 deg. 38 min. 02 sec. East 50.00 feet to the beginning, containing 5.00 acres, as surveyed by Christopher M. Vick R.L.S. #2164 on January 14, 2005.

EASEMENT:

The above described Eastern boundary line is the centerline of STEEL TRAM RIDGE ROAD. The Grantor reserves a permanent easement being twenty-five (25') feet from the centerline and running parallel to the centerline of the Road for the purpose of a route of ingress and egress (public or private roads) as well as rights for underground utilities parallel to the centerline of STEEL TRAM RIDGE ROAD. The reserved easement is for purposes of ingress and egress to all tracts of the development known as "THE LEDGES AT STEEL TRAM RIDGE PHASE II".

UTILITY EASEMENT:

The Grantor reserves a permanent utility easement of ten (10) feet running parallel to the adjoining road right-of-way line of each lot or tract that is depicted on the master subdivision/development plat and as described above. The utility easement may be for use for water lines, natural gas lines, overhead or underground electric or related utilities. In addition to the permanent easement an additional five (5) feet beyond the permanent utility easement is reserved as a temporary construction and maintenance easement for said utilities. The total width of permanent and temporary easements is fifteen (15) feet from the right-of-way line of the road that adjoins each lot or tract with said easements running parallel to that road right-of-way line. These described permanent and temporary easements shall attach to and run with the land. The easement shall include the right to enter on the lands of Grantee at the location of the easement for initial construction of utilities as well as maintenance and repair of utilities by both private and public utility companies, including East Fork Utility District or its successors or contractors.

It is also subject to the DECLARATION OF PROTECTIVE COVENANTS, ROADS AND COMMON LANDS for "THE LEDGES AT STEEL TRAM RIDGE" which has been placed of record in the Register's Office for Overton County, Tennessee, in Deed Book 304, Page 299.

BEING A PORTION OF THE PROPERTY CONVEYED IN A WARRANTY DEED TO J.J. DETWEILER ENTERPRISES, INC., OF RECORD IN DEED BOOK 295, PAGE 217, REGISTER'S OFFICE, OVERTON COUNTY, TENNESSEE.

Being Tract "B" in a Warranty Deed from George C. Miller and wife Carolyn Y. Miller to Joseph J. Detweiler, by deed dated November 2, 2010, and recorded in the Register's Office for Overton County, Tennessee, in Book 88, Page 501.

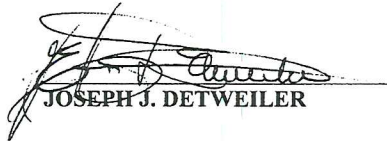
The preparer of this deed makes no representation as to the status of the title to the property described herein, unless a separate title opinion has been issued.
This deed was prepared from information furnished by the grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS my hand on this the day and date first above written.


JOSEPH J. DETWEILER

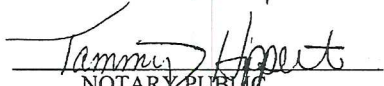
STATE OF Ohio

COUNTY OF Stark

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOSEPH J. DETWEILER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Uniontown,
Ohio, on this the 25th day of February, 2011.

Commission Expires:
2-22-15


NOTARY PUBLIC
My Commission Expires Feb. 22, 2015
State Wide Jurisdiction, Ohio
Residence - Portage County
TAMMY HIPPERT, Notary Public

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.


AFFIANT

Subscribed and sworn to before me this the 25th day of February, 2011.

Commission Expires: 2-22-15


Notary Public



TAMMY HIPPERT, Notary Public
Residence - Portage County
State Wide Jurisdiction, Ohio
My Commission Expires Feb. 22, 2015

Franklin D. "Peck" Smith, Register
Overton County

Rec #:	19514	Instrument #:	26865
Rec'd:	15.00	Recorded	
State:	92.50	3/9/2011 at 3:18 PM	
Clerk:	1.00	in Record Book	
EDP:	2.00	91	
Total:	110.50	Page	481-483