

COMPENSATION FOR TAX PURPOSES

PERSON RESPONSIBLE FOR TAXES:

I, or we, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is \$ 40,000⁰⁰ which amount is equal to or greater than the amount which this property transferred would command at a fair voluntary sale.

Thomas + Joyce Carter
141 Highpoint Dr.
Gulf Breeze, Fl. 32561

Shelia Lowhorn
Affiant

Subscribed and sworn to before me this the 18th day of August, 2003.

Phyllis Ford
Officer (Seal)



WARRANTY DEED

THIS INDENTURE made and entered into on this the 21st day of August, 2003, by and between JAMES E. ADAMS, JR. and wife, JEAN ADAMS, and GUNNELS LAKEVIEW ESTATES, LLC, hereinafter referred to as the GRANTORS, and THOMAS CARTER and wife JOYCE CARTER, hereinafter referred to as the GRANTEEES.

WITNESS, that for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS, have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEEES, their heirs and assigns, the following described tract or parcel of land, to wit:

Lying and being in the 3rd Civil District of Pickett County, Tennessee, and being more particularly described as follows:

Being **Lots 3 and 4 of Gunnels Lakeview Estates (Phase One)** as shown on an unrecorded survey by Michael W. Asberry PLS # 1653 dated October 11, 2000, and being fully described as follows:

LOT 3

Beginning at an iron pin on the Eastern right-of-way of Gunnels Road, said iron pin being the Southwest corner of Lot 3 and the Northwest corner of Lot 2; thence with the Eastern right-of-way of Gunnels Road N 28 35' 00" E 98.51 feet to an iron pin being the Southwestern corner of Lot 4; thence with the line of Lot 4 S 53 48' 19" E 236.37 feet to an iron pin in the line of Lot 12; thence with the line of Lot 12 S 32 47' 12" W 97.81 feet to an iron pin, corner of Lots 2, 12, 13; thence with the Northern line of Lot 2 N 53 48' 19" W 229.14 feet to the point of beginning, containing 0.52 acres, more or less,

LOT 4

Beginning at an iron pin in the Eastern right-of-way of Gunnels Road, said iron pin being the Southwest corner of lot 4 and the Northwest corner of Lot 3; thence with the Eastern right-of-way of Gunnels Road N 25 54' 45" E 98.41 feet to an iron pin, being the Southwestern corner of lot 5; thence with the line of lot 5 S 53 48' 19" E 248.17 feet to an iron pin, being the corner of lots 5, 11, 12; thence with the line of lot 12 S 32 47' 12" W 97.00 feet to an iron pin; thence

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with the Northern line of Lot 3 N 53 48' 19" W 236.37 feet to the point of beginning, containing 0.54 acres, more or less.

The aforesaid Lots 3 & 4 of Gunnels Lakeview Estates [Phase One] are subject to certain restrictions as recorded in Misc. Book 43, page 126, in the Register's Office of Pickett County, Tennessee.

The previous and last conveyance being a Deed as recorded in Deed Book 54, page 157, in the Register's Office of Pickett County, Tennessee, being part of same.

For the Assessor of Property's information the property is located on Tax Map 3, Parcel 11.00, in the Assessor's of Property's Office in Pickett County, Tennessee, being part of same.

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.

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

WITNESS our hands on this the day and date first above written.

James E. Adams
JAMES E. ADAMS, Grantor

Jean Adams
JEAN ADAMS, Grantor

GUNNELS LAKEVIEW ESTATES, LLC

By: Victor Lowhorn and
VICTOR [VIC] LOWHORN, MEMBER

Sheila Lowhorn
SHEILA LOWHORN, MEMBER

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ACKNOWLEDGMENT

STATE OF TENNESSEE

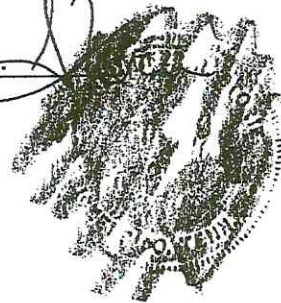
SS

COUNTY OF PICKETT

Personally appeared before me, a Notary Public and for said County and State, the within named bargainors, JAMES E. ADAMS, JR. and wife, JEAN ADAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 21st day of August, 2001

Jennifer R. [Signature]
NOTARY PUBLIC



My Commission Expires: 9-17-2005

CORPORATE ACKNOWLEDGMENT

STATE OF TENNESSEE

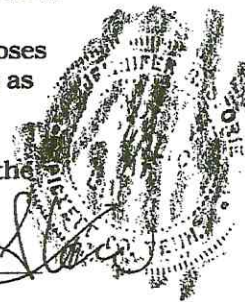
SS

COUNTY OF PICKETT

Before me, a Notary Public and for said County and State aforesaid, personally appeared VICTOR LOWHORN and SHEILA LOWHORN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be members of GUNNELS LAKEVIEW ESTATES, LLC, being authorized so to, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by themselves as members.

WITNESS my hand and official seal at office on this the 21st day of August, 2003.

Jennifer R. [Signature]
NOTARY PUBLIC



My Commission Expires: 9-17-2005

This Instrument Prepared By:

STATE OF TENNESSEE, PICKETT COUNTY
The foregoing instrument and certificate were noted in Note Book 5, Page 107 at 4:30 o'clock P. M. 8/21/2003 and recorded in Deed Book 62 Page 391
State Tax Paid \$ 1.98 Fee 2.00 Recording Fee 15.00
Total 16.98 Witness my hand.
Receipt No. 21857
Register Phyllis Ford

Onnie L. Winebarger
ATTORNEY AT LAW
P.O. Box 418
4 Courthouse Square
Byrdstown, Tennessee 38549
(931) 864-3148
Fax (931) 864-3081

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