

This Instrument Prepared By: James D. White, Jr.
Attorney at Law
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Celina, Tennessee 38551

The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Philip C. Kaiser Address: 589 Shortleaf Drive
City: Avon State: IN Zip: 46123
Map: 058 Parcel: 00100 P10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty-nine Thousand Dollars (\$139,000.00), cash in hand paid, the receipt and adequacy of which is hereby acknowledged, SWAN RIDGE LAKE RESORT, LLC, hereinafter called Grantor, has this day bargained and sold and do by these presents sell, transfer and convey unto PHILIP C. KAISER, hereinafter called Grantees, his heirs and assigns, that certain tract or parcel of land situated, lying and being in the 4th Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 27C as shown on the plat of record in Plat Book 1, pages 173-174, Register's Office of Clay County, Tennessee, and the corrected plat of record in Plat Book 1, pages 175-176, Register's Office of Clay County, Tennessee, to which plat specific reference is hereby made for a description of greater certainty and said plat is hereby incorporated herein by reference.

And being a portion of the lands conveyed to Swan Ridge Lake Resort, LLC, by warranty deed from Jerry Douglas Smith, dated February 13, 2006, and recorded in Deed Book 86, pages 9-10, Register's Office of Clay County, Tennessee.

This property is conveyed subject to the Declaration of Protective Covenants, Conditions and Restrictions for Swan Ridge Lake Resort, LLC, recorded in Deed Book 87, pages 245-264, Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And SWAN RIDGE LAKE RESORT, LLC does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good and lawful right to convey it, and the same is unencumbered. And SWAN RIDGE LAKE RESORT, LLC does further covenant and bind itself, its representatives, to warrant and forever defend the title to said land to the said

Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 5th day of October, 2006.

SWAN RIDGE LAKE RESORT, LLC

By: Jerry Douglas Smith
JERRY DOUGLAS SMITH, Member/Manager

STATE OF TENNESSEE

COUNTY OF CLAY

Before me, the undersigned authority in and for said County and State, personally appeared **JERRY DOUGLAS SMITH**, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Member/Manager of Swan Ridge Lake Resort, LLC, the within named bargainor, a limited liability corporation, and that he as such Member/Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability corporation by himself as Member/Manager.

5th Witness my hand and official seal at office in Colma, Tennessee, on this the day of October, 2006.



My Commission Expires: 1-9-2010

I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 139,000⁰⁰, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Misty Grace
AFFIANT

Sworn to and subscribed to before me this 4th day of October 2006.

Brenda Browning
NOTARY PUBLIC

My Commission Expires: 9-1-10



BK/PG:WD87/417-418
06001350

2 PGS : AL - WARRANTY DEED	
BRENDA BATCH: 3709	
10/06/2006 - 03:26:15 PM	
VALUE	139000.00
MORTGAGE TAX	0.00
TRANSFER TAX	514.30
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	527.30

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS