

This Instrument Prepared By:

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Attorney at Law
101 Green Street
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: Amber Robison Address: 1914 Garrett Road
City: Charlotte State: TN Zip: 37036
Map: 058 Parcel: 00200P10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty-nine Thousand Dollars (\$69,000.00), 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 **AMBER ROBISON, a married person**, hereinafter called Grantee, her 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. 65AA as shown on the plat of record in Plat Book 1, page 160, 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 11-13, 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 85, pages 581-600, Register's Office of Clay County, Tennessee, and the Amended Declaration of Protective Covenants, Conditions and Restrictions for Swan Ridge lake Resort, LLC, recorded in Deed Book 86, pages 523-542, 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, her 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 6th day of Sept., 2006.

SWAN RIDGE LAKE RESORT, LLC

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

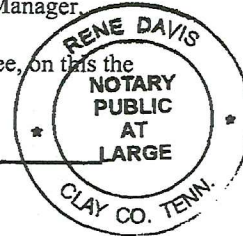
STATE OF TENNESSEE

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.

6th Witness my hand and official seal at office in Celina, Tennessee, on this the 6th day of Sept, 2006.

Rene Davis
NOTARY PUBLIC



My Commission Expires: 12/5/07

I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 69,000.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Rene Davis
AFFIANT

Sworn to and subscribed to before me this 7th day of September 2006

Brenda Browning
NOTARY PUBLIC

My Commission Expires: 9-1-10

BK/PG:WD87/314-315

06001231

2 PGS : AL - WARRANTY DEED	
BRENDA BATCH: 3601	
09/07/2006 - 04:25:05 PM	
VALUE	69000.00
MORTGAGE TAX	0.00
TRANSFER TAX	255.30
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	268.30

STATE OF TENNESSEE, CLAY COUNTY

BRENDA BROWNING
REGISTER OF DEEDS

