

OWNER/RESPONSIBLE TAXPAYER:

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

THIS INSTRUMENT PREPARED BY:  
Tennessee Valley Title Insurance Co.  
1500 First Tennessee Plaza  
Knoxville, TN 37929  
(95476/tma)

Tax I.D. No. 047EB-022

WARRANTY DEED

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_, 2010, between  
**DANIEL BRUCE CROWE** \_\_\_\_\_, of Knox County, Tennessee, First  
Party, and \_\_\_\_\_, of Knox County, Tennessee, Second Party.

WITNESSETH:

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN AND NO/100  
(\$10.00) DOLLARS, and other good and valuable consideration, to me in hand paid by said  
Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and  
conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real  
property described as follows, to-wit:

TRACT ONE:

SITUATED in the Sixth Civil District of Knox County, Tennessee, and in Beaverdale  
Addition as shown by map of said Addition, which map is of record in the Register's  
Office for Knox County, Tennessee, and more fully described as follows:

BEGINNING at a point on Cunningham Road, 113 feet from the intersection of said road  
and Dry Gap Pike, and lying on the south side of Cunningham Road, which point is the  
point of BEGINNING; thence proceeding in a southerly direction and running parallel to  
Dry Gap Pike a distance of 108 feet along the Beeler line to a point; thence continuing  
along the Beeler line in a westerly direction 113 feet to a point on Dry Gap Pike; thence  
continuing along Dry Gap Pike in a southerly direction a distance of 210 feet to Forrester  
Road; thence in an easterly direction along Forrester Road a distance of 221 feet to  
Wolfenbarger line; thence in a northerly direction along the Wolfenbarger line a distance  
of 150 feet to Phillips line; thence in a westerly direction a distance of 25 feet to a point;  
thence in a northerly direction along Phillips line a distance of 154 feet to a point on  
Cunningham Road; thence in a westerly direction along Cunningham Road a distance of  
87 feet to a point of BEGINNING.

TRACT TWO:

SITUATED in the Sixth Civil District of Knox County, Tennessee, and in Beaverdale  
Addition as shown by map of said Addition, which map is of record in the Register's  
Office for Knox County, Tennessee, and more fully described as follows:

BEGINNING on an iron pin set on north side of Cunningham Road and corner to Stargel  
& Taylor lands; thence in a northwesterly direction along with Stargel and Taylor line  
283 feet to Clyde Warwick line; thence in a southwesterly direction and with Clyde  
Warwick line 70 feet to an iron pin; thence in a southeasterly and parallel with the first  
line 283 feet to an iron pin set on North side of Cunningham Road; thence with North  
side of said Cunningham Road, 70 feet to the BEGINNING CORNER, containing 19810  
square feet.

TRACT THREE:

SITUATED in the Sixth Civil District of Knox County, Tennessee, and in Beaverdale  
Addition as shown by map of said Addition, which map is of record in the Register's  
Office for Knox County, Tennessee, and more fully described as follows:

BEGINNING on an iron pin set in the north edge of Cunningham Road and corner to  
Virgil Crowe's lot; thence in a northwesterly direction and with Virgil Crowe line 283  
feet to Clyde Warwick line; thence in a northeasterly direction and with Clyde Warwick

line 73 feet to an iron pin corner to I. U. Breeden land; thence in a southeasterly direction and parallel with the first line 283 feet to an iron pin corner to I. U. Breeden land; thence in a southwardly direction and with the north edge of Cunningham Road, 73 feet to the BEGINNING CORNER, containing 20659 square feet.

THERE IS SPECIFICALLY LESS AND EXCEPTED from the above-described property that portion conveyed to Knox County by deeds recorded as Instrument No. 200003080015202, Instrument No. 199909150021943, and Instrument No. 199909150021944, all in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Daniel Bruce Crowe by Quit Claim Deed from Gladys M. Crowe, dated June 26, 2008, and recorded as Instrument No. 200806270097488, in the Register's Office for Knox County, Tennessee.

See also \_\_\_\_\_, recorded as Instrument No. \_\_\_\_\_, in the Register's Office for Knox County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the same unto the Second Party, \_\_\_\_\_ heirs, successors and assigns forever.

AND said First Party, for \_\_\_ self and \_\_\_ heirs, successors and assigns, does hereby covenant with said Second Party, \_\_\_\_\_ heirs, successors and assigns, that \_\_\_ is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year **2010**, which shall be prorated as of the date of closing and which are assumed by Second Party; and

Any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records in the Knox County Register's Office and further to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described;

and that \_\_\_ will forever warrant and defend the said premises and title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has executed this instrument the day and year first above written.

\_\_\_\_\_  
DANIEL BRUCE CROWE  
\_\_\_\_\_

STATE OF TENNESSEE     )  
                                  ) SS:  
COUNTY OF KNOX        )

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, DANIEL BRUCE CROWE, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

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

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:  
\_\_\_\_\_

STATE OF TENNESSEE     )  
                                  ) SS:  
COUNTY OF KNOX        )

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, \_\_\_\_\_, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

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

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:  
\_\_\_\_\_

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$ \_\_\_\_\_.

\_\_\_\_\_  
Affiant

Subscribed and sworn to before me this \_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:  
\_\_\_\_\_