

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
1500 First Tennessee Plaza
Knoxville, TN 37929
(86459/tjm)

Tax Map 094DL, Parcels 009, 010, 011 and 012

SAMPLE

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, 2007, between LINDA M. PRICE, TRUSTEE OF THE LINDA M. PRICE REVOCABLE LIVING TRUST, of Knox County, Tennessee, First Party, and _____, of _____ 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: (Tax Map 094DL, Parcel 009)

SITUATED in the Second Civil District of Knox County, Tennessee, within the 7th Ward of the City of Knoxville, Tennessee, and fronting 25 feet on the east side of Lamar Street and running back between parallel lines 102 feet, more or less, in depth.

TRACT TWO: (Tax Map 094DL, Parcel 010)

SITUATED in the Second Civil District of Knox County, Tennessee, within the 7th Ward of the City of Knoxville, and being more particularly described as follows:

One town lot in Staub Van Gilder and Henderson's Addition to Knoxville, and market in the map of above firm No. 345, and bounded as follows: BEGINNING on the east side of Lamar Street on the line of Lot No. 347 at a stake; thence in a southeasterly easterly direction along Lamar Street fifty (50) feet to a stake on the line of Lot No. 343; thence east 102.75 feet to a stake to a 10 foot alley; thence north with said alley 50 feet to a stake; thence west 102.75 feet to the BEGINNING on Lamar Street, this being a piece of land or town lot, of 50 feet front and 102.75 feet depth, and lying between Lots 343 and 347.

TRACT THREE: (Tax Map 094DL, Parcels 011 and 012)

SITUATED in the Second Civil District of Knox County, Tennessee, within the 7th Ward of the City of Knoxville, Tennessee, and being all of Lots 347, 349 and 351, in the Staub, VanGilder and Henderson's Addition, according to the map of the same of record in Map Book 5, page 158, in the Register's Office for Knox County, Tennessee, said property being bounded and described as shown on the map of aforesaid addition to which map specific reference is hereby made for a more particular description.

BEING part of that property conveyed to Linda M. Price, Trustee of The Linda M. Price Revocable Living Trust, by Warranty Deed from Linda M. Price, dated October 15, 2001, of record in Instrument #200111090037437, in the Knox County Register's Office.

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 herself and her heirs, successors and assigns, does hereby covenant with said Second Party, _____ heirs, successors and assigns, that she 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 2007, 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 she 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.

LINDA M. PRICE, TRUSTEE OF THE
LINDA M. PRICE REVOCABLE LIVING
TRUST

STATE OF TENNESSEE)
) SS:
COUNTY OF KNOX)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, LINDA M. PRICE, TRUSTEE OF THE LINDA M. PRICE REVOCABLE LIVING TRUST, 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 _____, 2007.

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 _____, 2007.

NOTARY PUBLIC

My Commission Expires:
