

OWNER/RESPONSIBLE TAXPAYER:

Tax I.D. No. 069MH-007

THIS INSTRUMENT PREPARED BY:
TENNESSEE VALLEY TITLE
INSURANCE CO.
1500 First Tennessee Pl.
Knoxville, Tennessee 37929
(85431)

SAMPLE

WARRANTY DEED

THIS INDENTURE made this ____ day of _____, 2006, between CAROL SILVEY, CONSERVATOR FOR THE ESTATES OF JAMES E. BARNES and EDITH E. BARNES, of Knox County, Tennessee, First Party, and _____, Second Parties:

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLARS, and other good and valuable consideration, to her in hand paid by said Second Parties, 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 Parties, the real property described as follows:

SITUATED in District No. 2 of Knox County, Tennessee, within the 16th Ward of the City of Knoxville and being known and designated as all of Lot 10, Block G, Emoriland Addition, as shown on the map of the same of record in Map Book 3, page 92, in the Register's Office for Knox County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the Southwestern line of Monmouth Street, corner to Lot 9; said point of beginning being located 200 feet in a Southeasterly direction from the point of intersection of the Southwestern line of Monmouth Street with the Southeastern line of Fairmont Boulevard; thence from said beginning point along the southwestern line of Monmouth Street South 41 deg. 15 min. East 50 feet to an iron pin, corner to Lot 11; thence along the dividing line between Lots 10 and 11, South 48 deg. 45 min. West, 149.14 feet to an iron pin; thence North 39 deg. 55 min. West, 50 feet to an iron pin, corner to Lot 9; thence along the dividing line between Lots 9 and 10, North 48 deg. 45 min. East, 147.97 feet to an iron pin, the point of BEGINNING, according to the survey of Batson and Himes, Engineers, dated October 19, 1971.

BEING the same property conveyed to James E. Barnes and wife, Edith E. Barnes by Warranty Deed from Hallie J. Smith, dated October 21, 1971, of record in Deed Book 1467, Page 97, in the Knox County Register's Office.

See Order filed in the Chancery Court for Knox County, Tennessee, Case # _____.

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 Parties, their successors and assigns forever.

AND said First Party, for herself and her heirs, successors and assigns, does hereby covenant with said Second Parties, their 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 2006 taxes, which shall be prorated as of the date of closing and which are assumed by Second Parties, and the matters herein as follows:

