

OWNER/RESPONSIBLE TAXPAYER:

CLT No. 068IB-001 and 002

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.

1500 First Tennessee Plaza

Knoxville, TN 37929

(84197)

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, 2006, between **RICHARD W. FOSTER, individually and as sole devisee of Dortothy Foster, and wife, ANITA FOSTER, also known as MARGIE ANITA FOSTER**, of Knox County, Tennessee, First Parties, and _____ of Knox County, Tennessee, Second Parties.

WITNESSETH:

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

PARCEL I:

TRACT NO ONE:

SITUATED in District Six of Knox County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin on the north side of U.S. Highway No. 25-W; thence North 19 deg. 54 min. West, 109.3 feet to an iron pin, stump; thence North 38 deg. 38 min. West, 723.2 feet to an iron pin; thence North 58 deg. 22 min. East, 1212.3 feet to an iron pin; thence South 39 deg. 24 min. East, 727.5 feet to a post; thence South 58 deg. 06 min. West, 825.7 feet to an iron pin; thence South 3 deg. 09 min. West, 262 feet to an iron pin; thence South 81 deg. 08 min. West, 283.6 feet along the north side of U. S. Highway 25-W to an iron pin, corner, the POINT OF BEGINNING, containing 21.3 acres, more or less, as shown by survey of July 12, 1961, by Wayne L. Smith & Associates, Engineers, Knoxville, Tennessee.

BEING the same property conveyed to Richard W. Foster and wife, Anita Foster, by deed from Frank E. Sartwell and wife, Ethel R. Sartwell, dated August 1, 19_, recorded August 2, 1961, in Deed Book 1180, page 437, in the Knox County Register's Office.

TRACT NO. TWO:

SITUATED in District Six of Knox County, Tennessee, and being more particularly described as follows:

BEGINNING at a nail in the northern right of way of Clinton Highway, being common corner of Richard Foster and Dorothy Foster, said nail being located in a westerly direction 1,969.6 feet, more or less, from centerline of Murray Drive; thence from said point of beginning in a northern right of way of Clinton Highway, South 81 deg. 20 min. West, 20.38 feet to a point; thence leaving said right of way with a new severance line of the Dorothy Foster property, North 19 deg. 45 min. West, 85.30 feet to a point; thence North 75 deg. 28 min. West, 56.95 feet to a point; thence North 18 deg. 41 min. West, 105.71 feet to a point in the common property line of William W. Smith; thence with the common property line of Smith, North 51 deg. 55 min. East, 23.37 feet to an existing pipe in the common property line of Richard Foster; thence with the common property line of Foster, South 38 deg. 41 min. East, 132.20 feet to an existing iron pin;

thence South 19 deg. 45 min. East, 109.30 feet to a nail located in the northern right of way of Clinton Highway and being the POINT OF BEGINNING, containing 0.1800 acres (7,839 square feet), as shown on the survey of Robert H. Waddell, dated December 8, 1999 (Drawing #S-18,970).

BEING the same property conveyed to Richard W. Foster and Anita Foster by Quit Claim Deed from Dorothy Foster, single, dated December 16, 1999, of record in Instrument #`99912200045759, in the Knox County Register's Office.

PARCEL II:

SITUATED in District Six of Knox County, Tennessee, being two tracts of land, lying on the north side of United States Highway No. 25W, and being more particularly described as follows:

TRACT NO. ONE:

BEGINNING at an iron pin in the north line of right of way of Highway U. S. 25W, 410.2 feet west of property of F. E. Sartwell with property of Hobbs; thence North 9 deg. 37 min. West, 60.75 feet to an iron pin; thence North 57 deg. 45 min. East, 116.3 feet to a stump and iron pin number forty-five; thence South 19 deg. 45 min. East, 109.3 feet to an iron pin in the north line of the right of way of Highway U. S. 25W; thence with right of way line to the point of BEGINNING.

TRACT NO. TWO:

BEGINNING at an iron pin in the north line of the right of way of Highway U. S. 25W, 410.2 feet west of iron pin located in the boundary of property of F. E. Sartwell with property of Hobbs; thence South 80 deg. 23 min. West, 75 feet to an iron pin; thence North 9 deg. 37 min. West, 155.35 feet to an iron pin; thence North 51 deg. 22 min. East, 135.2 feet to an iron pin; thence South 38 deg. 38 min. East, 132.3 feet to a stump and iron pin number forty-five; thence South 57 deg. 45 min. West, 116.3 feet to an iron pin; South 9 deg. 37 min. East, 60.75 feet to the point of BEGINNING.

THERE IS SPECIFICALLY LESS AND EXCEPTED FROM PARCEL II ABOVE that portion conveyed to Richard W. Foster and Anita Foster, by deed from Dorothy Foster, single, dated December 16, 1999, of record in Instrument #199912200045759, in the Knox County Register's Office.

BEING the same property conveyed to Woodrow W. Foster and wife, Dorothy Foster, by deed from Frank Sartwell and wife, Ethel Sartwell, dated September __, 1966, of record in Deed Book 1335, page 1015, in the Knox County Register's Office. Woodrow W. Foster predeceased Dorothy Foster, leaving her as surviving tenant by the entirety. See affidavit recorded simultaneously herewith. Dorothy Foster died testate, devising her property to Richard W. Foster. See Knox County Probate File No. _____.

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 heirs, successors and assigns forever.

AND said First Parties, for themselves and their heirs, successors and assigns, do hereby covenant with said Second Parties, their heirs, successors and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year **2006**, which shall be prorated as of the date of closing and which are assumed by Second Parties; and

Any and all applicable restrictions, 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 they 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 Parties hereunder have executed this instrument the day and year first above written.

RICHARD W. FOSTER

ANITA FOSTER

STATE OF TENNESSEE)
) SS:
COUNTY OF KNOX)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, RICHARD W. FOSTER and wife, ANITA FOSTER, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this ____ day of _____, 2006.

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 _____, 2004.

NOTARY PUBLIC

My Commission Expires:
