

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:
Tennessee Valley Title Insurance Co.
1500 First Tennessee Plaza
Knoxville, TN 37929
(93274/tma)

Tax I.D. No. 0710D-015

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, 2009, between **BRICE M. BURRUS, sole heir of Mary Frances Jones**, 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:

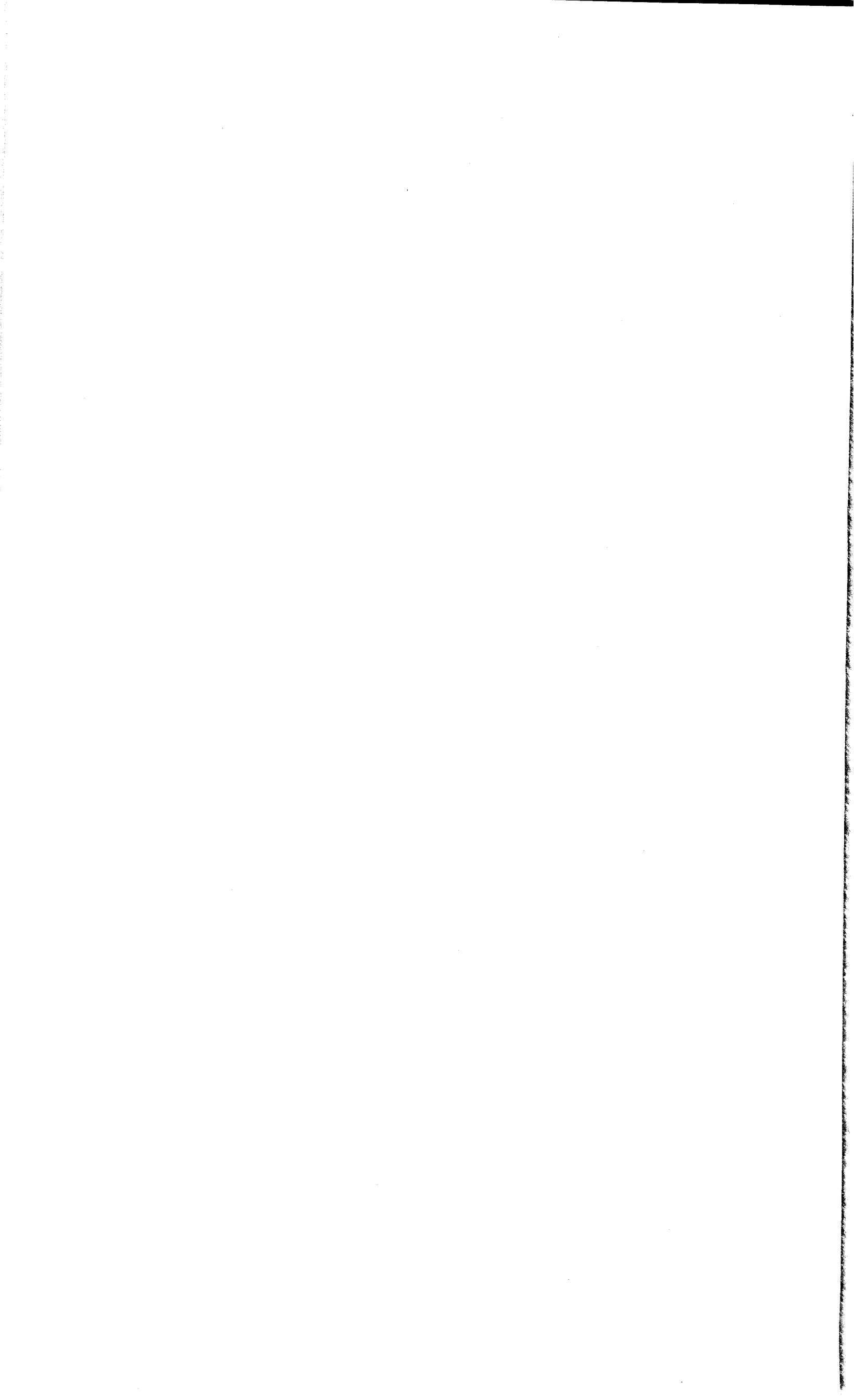
SITUATED in the Seventh (formerly 2nd) Civil District of Knox County, Tennessee, within the 30th Ward of the City of Knoxville, Tennessee, and being Lot 7, in Block E, according to Revised Map of Sunset Division of Chilhowee Hills, map of which is of record in the Register's Office for Knox County, Tennessee, in Map Book 14, page 182, said lot having a frontage of 100 feet on the North side of Sunset Road and being of a depth of 240 feet on the East side, and a depth of 238.1 feet on the West side, and a width of 100.02 feet at the rear, as shown by said map.

BEING the same property conveyed to Harold Lyle Jones and wife, Mary Frances Jones, by Warranty Deed from Louise N. Beverly and husband, M. C. Beverly, dated March 8, 1950, and recorded in Deed Book 826, page 162, in the Register's Office for Knox County, Tennessee.

TRACT TWO:

SITUATED in the Seventh (formerly 2nd) Civil District of Knox County, Tennessee, within the 30th Ward of the City of Knoxville, Tennessee, and being known and designated as approximately the Eastern 50 feet of Lot 8, in Block E, in Sunset Division of Chilhowee Hills, as shown by Revised Map of said addition of record in Map Book 14, page 182, in the Register's Office for Knox County, Tennessee, said portion of said lot having a frontage of 50 feet, more or less, on the Northern side of Sunset Road, and extending back in a Northerly direction to the Southern lines of Lots 16 and 17 in said Block of said Addition, and being more particularly bounded and described as follows:

BEGINNING at a point in the northern line of Sunset Road, distant in a westerly direction 438.1 feet, more or less, from the point of intersection of the northern line of Sunset Road with the western line of Chilhowee Drive, said point of beginning also marking the southwestern corner of Lot 7 in said Block of said Addition; thence in a northerly direction along the common dividing line between Lots 7 and 8, 238.1 feet, more or less, to a point in the southern line of Lot 17 of said block of said addition, to a point in the southern line of Lot 17 of said Block



of said Addition, said point also marking the northwestern corner of Lot 7 of said block of said addition; thence in a westerly direction along the southern lines of Lots 16 and 17, in part, 50.01 feet, more or less, to a point; thence in a southerly direction on a line approximately parallel to the first call herein 237 feet, more or less, to a point in the northern line of Sunset Road; thence in an easterly direction along the northern line of Sunset Road 50 feet, more or less, to a point, the place of BEGINNING.

BEING the same property conveyed to Mary Frances Jones and husband, Harold Lyle Jones, by Warranty Deed from Edward F. Brown and wife, Virginia C. Brown, dated August 17, 1950, and recorded in Deed Book 840, page 257, in the Register's Office for Knox County, Tennessee.

Harold Lyle Jones predeceased Mary Frances Jones, leaving Mary Frances Jones as the surviving tenant by the entirety.

See probate estate of Mary Frances Jones, bearing Probate No. 08-682101.

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 himself and his heirs, successors and assigns, does hereby covenant with said Second Party, _____ heirs, successors and assigns, that he 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 2009, 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 he 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.

BRICE M. BURRUS

STATE OF TENNESSEE)
) SS:
COUNTY OF KNOX)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, **BRICE M. BURRUS**, 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 _____, 2009.

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 _____, 2009.

NOTARY PUBLIC

My Commission Expires:

