

OWNER/RESPONSIBLE TAXPAYER:

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

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.  
1500 First Tennessee Plaza  
Knoxville, TN 37929  
(86031/tjm)

Tax I.D. 070GB-009

**SAMPLE**

WARRANTY DEED

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_, 2006, between **EAST TENNESSEE HUMAN RESOURCE AGENCY, by Carol Silvey, Representative Agent, as Conservator for H. Louis Young**, unmarried, of Knox County, Tennessee, First Party, and \_\_\_\_\_, of \_\_\_\_\_ County, Tennessee, Second Parties.

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 it 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, to-wit:

SITUATED in District Seven of Knox County, Tennessee, within the 33rd Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 9, Block F, Country Club Estates, as shown on map of record in Map Cabinet B, Slide 88A (Map Book 14, page 150), in the Register's Office for Knox County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at an existing iron pin located in the northwestern right of way of Boright Drive, said iron pin being located in a northeasterly direction 135.00 feet from the point of intersection of Gary Road; thence from said point of beginning and leaving the right of way of Boright Drive, North 33 deg. 07 min. West, 260.73 feet to an existing iron pin; thence North 49 deg. 24 min. East, 72.94 feet to an existing iron pipe; thence South 39 deg. 12 min. East, 264.20 feet to an existing iron pipe located in the northwestern right of way of Boright Drive; thence with said right of way, South 50 deg. 41 min. West, 40 feet to a point; thence along a curve to the right, having a radius of 548.00 feet, an arc distance of 60.68 feet and a chord bearing and distance of South 53 deg. 52 min. West, 60.65 feet to an existing iron pin, said iron pin marking the POINT OF BEGINNING; according to the survey of Bruce McClellan, Tennessee RLS #696, of Trotter-McClellan, Inc., 3329 W. Gov. John Sevier Hwy., Knoxville, TN 37920, dated October 25, 2006, and bearing Drawing #06-356.

BEING the same property conveyed to H. Louis Young by deed from William Eugene Monday, Jr. and wife, Florence S. Monday, dated June 11, 1975, of record in Deed Book 1555, page 884, in the Knox County Register's Office.

See Order appointing East Tennessee Human Resources Agency, by Carol Silvey, Representative Agent as Conservator, entered in the Chancery Court for Knox County, Tennessee, No. \_\_\_\_\_.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims of every nature therein.

TO HAVE AND TO HOLD the same unto the Second Parties, their heirs and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

The First Party covenants that it is lawfully seized in fee simple of the premises; that it has a good and lawful right to sell and convey the same; and that said property is free and clear and unencumbered, with the exception of the **2006** taxes, which will be prorated as of the date of closing between the parties; any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records of the Knox County Register's Office.

The First Party further covenants that it will warrant and defend the title to said premises unto the Second Parties, their heirs and assigns, against the lawful claims of all parties claiming by, through, or under the First Party, but no further or otherwise.

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 caused this instrument to be executed the day and year first above written.

EAST TENNESSEE HUMAN RESOURCE AGENCY

By: \_\_\_\_\_  
Carol Silvey, Representative Agent, as  
Conservator for H. Louis Young

STATE OF TENNESSEE        )  
  ) SS:  
COUNTY OF \_\_\_\_\_ )

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared CAROL SILVEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Representative Agent of EAST TENNESSEE HUMAN RESOURCE AGENCY, as Conservator for H. Louis Young, the within named bargainor, and that she as such Representative Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of East Tennessee Human Resource Agency by herself as Representative Agent, as Conservator for H. Louis Young.

Witness my hand seal at office in \_\_\_\_\_ County, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

My Commission Expires: \_\_\_\_\_  
Notary Public

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 \_\_\_\_\_, 2006.

My Commission Expires: \_\_\_\_\_  
NOTARY PUBLIC