

This instrument prepared by
Department of Transportation
Knoxville, Tennessee

WARRANTY DEED

Project:
30008-2211-04

County:
Greene

Tract:
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KNOW ALL MEN BY THESE PRESENTS, That I/we,

Ronnie Fillers, d/b/a Fillers Heating and Air Conditioning

have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee the land and/or land rights, more particularly described as follows:

SITUATED, lying and being in Civil District No. 10 of Greene County, Tennessee and being more fully described as follows:

BEGINNING at a right of way marker on the east proposed uncontrolled right of way line at the point of intersection with the common property line between Lacy Covington and the grantors herein, said marker located 43.90 feet right of paper located centerline station 101+88.29; thence with the said property line south 58 degrees 11 minutes west 31.30 feet to a point on the existing east right of way line of State Route #70; thence with the said existing east right of way line north 31 degrees 23 minutes 37 seconds west 61.0 feet to a corner common to Bernice Anderson; thence with the Anderson property line north 58 degrees 11 minutes east 31.30 feet to a point on the east proposed uncontrolled right of way line; thence with the said proposed uncontrolled right of way line south 31 degrees 51 minutes 13 seconds east 61.0 feet to the Point of BEGINNING.

Containing 1,909 square feet, more or less.

The above described tract of land is conveyed to the grantee in fee simple.

The grantors acquired title to said land under Deed of record in Deed Book 404, Page 598, in the Register's Office of Greene County, Tennessee.

The consideration mentioned herein includes payment for the property taken, also payment for any and all incidental damages to the remainder compensable under eminent domain.

The above described property is a portion of Parcel No. 015, Tax Map 098.

The Department of Transportation for the State of Tennessee or its duly authorized agents or assigns shall be given the right to enter upon grantors remaining land for the purpose of removing improvements and/or encroachments which are located both on the land granted to said Department of Transportation and the remaining land of the grantor herein. The consideration herein recited includes payment in full for such improvements.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, except as may be specified otherwise herein, to the said State of Tennessee. I/we do covenant with the said State of Tennessee that I am/we are lawfully seized and possessed of said land in fee simple, have a right to convey it and the same is unencumbered.

And I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said land to the said State of Tennessee against the lawful claims of all persons whomsoever.

Witness my/our hand(s), this 21st day of November, 1991.

_____ Ronnie Fellers
OBA Fellers Heating & AC


STATE OF TENNESSEE, Greene COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie Fellers O/B/A Fellers Heating and Air

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Tennessee, this 21st Day of November, 1991.
Witness my hand and official seal, at Greeneville

My Commission expires:
12-15-91

D. P. Nijmick, Notary Public


Daniel P. Nijmick
194 Rebecca St.
Hendersonville, TN 37075

State of Tennessee, Greene County Register's Office
This instrument recorded in Deed Book 437 Page 462
Received for record at 12:20 p.m. on the 2 day of Dec., 1991.
State Tax 800 800
Noted on Book 2 Page 330 R No. 330
Chanelle White Deputy

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