

TENNESSEE WARRANTY DEED

WARRANTY DEED

This Indenture, Made this 23rd day of August, A.D. 1984, between

-----ARNOLD EARLS-----

of Blount County in the State of Tennessee of the first part, and

-----ESIELEE EARLS-----

of Blount County, Tennessee, party of the second part.

Witnesseth: That the said part Y of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other lawful considerations not herein recited, to him in hand paid by the said part Y of the second part, the receipt of which is hereby acknowledged,

has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell, and convey unto the said a one-half undivided interest in and to

part Y of the second part/the following described premises, to wit, situate in District No.: Four (4) of Loudon County, Tennessee, and more particularly described as follows: This being TRACT NO. ONE of the partition of the Franks Earls' farm and being bounded and described as follows: BEGINNING at an iron pin at a common corner with A. J. Parker farm and the Old Galyon farm, which corner is at the edge of the Kingston to Sweetwater Road; thence with the line of Parker in a Northerly direction 1632 feet to an iron pin and corner with the B. F. Parker farm, thence with the line of Parker farm in an Easterly direction 377 feet to an iron pin; thence in a Southerly direction and parallel to the A. J. Parker farm line 1632 feet to an iron pin and corner to the Old Galyon farm; thence with the line of the Old Galyon farm in a Westerly direction 377 feet to the point of beginning, containing 14.1 acres, more or less.

THIS PROPERTY is SUBJECT to a 40 foot easement along its Southern boundary for the use and benefit of all the tracts being partitioned this date. Also, all existing roadways across the Frank Earls' farm are to be left open for the use and benefit of all tracts until the 40 foot easement being retained across the seven tracts is open, developed and accepted by the County Court for Loudon County, Tennessee.

THIS BEING the same property conveyed to the grantor herein by deed which is duly recorded in the Register's Office for Loudon County, Tennessee, in Deed Book 151, page 794.

The purpose of this instrument is to create a tenancy by the entirety between the grantor and the grantee herein.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ _____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the _____ day of _____, 19 _____.

My commission expires _____ Notary Public

This instrument prepared by ARNOLD, WINFREY, SIMPSON & HARRIS Address 306 Wharf Street, Loudon, TN 37774

Name of person or agency responsible for the payment of the real property taxes.

Name Arnold Earls Address 848 Poplar St., Alcoa, Tenn 37701

STATE OF TENNESSEE, LOUDON COUNTY REGISTER'S OFFICE

THIS INSTRUMENT RECEIVED AT 10:45 O'CLOCK A. M., OF THE 23 DAY OF Aug 19 84
DULY CERTIFIED AND REGISTERED IN SAID OFFICE IN deed BOOK NO. 154 PAGE 176
AND NOTED IN BOOK NO. m PAGE 164 STATE TAX PAID \$ exempt
See #6.00 REGISTER

[Handwritten signature]

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

To have and to hold the said premises to the said part Y of the second part, her heirs and assigns forever.

And the said part y of the first part, for himself and for his

heirs, executors and administrators, does hereby covenant with the said part y of the second part, her

heirs 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; that said premises are free from all encumbrances;

and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

In Witness Whereof the said part y of the first part has hereunto set his

hand and seal the day and year first above written.

Arnold Earls s.)

Signed, sealed and delivered in presence of: _____ (L. S.)

_____ (L. S.)

_____ (L. S.)

STATE OF TENNESSEE
LOUDON County } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainors Arnold Earls

with whom I am personally acquainted, or proved to be 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 23rd day of August, A.D. 19 84

My Commission Expires 12/9/87, 19 87 *Edwin H. Arnold* Notary Public.

