

OWNER/RESPONSIBLE TAXPAYER:

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

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.  
1500 First Tennessee Plaza  
Knoxville, TN 37929  
(91895/tma)

Tax I.D. 038NA-001.01

WARRANTY DEED

THIS INDENTURE made this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, between **DENNIS JONES and wife, ROBIN JONES**, of Knox County, Tennessee, First Parties, and \_\_\_\_\_, of \_\_\_\_ County, Tennessee, Second Party:

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 Party, 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 Party, the real property described as follows, to-wit:

SITUATED in the Sixth Civil District of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the north line of Neal Road, said iron pin being distant 1,455.03 feet, more or less, in a westerly direction from the point of intersection of the north line of Neal Road with the west line of State Highway No. 33; thence from said beginning point along Neal Road, South 85 deg. 30 min. West, 99.97 feet to an iron pin; thence continuing with Neal Road, South 84 deg. 29 min. West, 84.82 feet to an iron pin; thence North 05 deg. 47 min. West, 389.7 feet to an iron pin; thence North 71 deg. 58 min. East, 160.64 feet to an iron pin; thence South 09 deg. 31 min. East, 427.31 feet to an iron pin, the place of BEGINNING; as shown by survey of Stanley E. Hinds, Surveyor, dated November 4, 1987.

BEING the same property conveyed to Dennis Jones and wife, Robin Jones, by Warranty Deed from Daniel O. Byerly, aka Danny, aka D.O. Byerly, and Jeanie L. Byerly, aka Jeannie aka Jeannine, husband and wife, dated June 10, 2005, and recorded as Instrument No. 200506130100151, in the Register's Office for Knox County, Tennessee.

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 Parties, for themselves and their heirs, successors and assigns, do hereby covenant with said Second Party, \_\_\_ 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 200\_\_, 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;

