

STEVE HALL
REGISTER OF DEEDS
KNOX COUNTY

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

RESIGN
JAN 23 2004
KNOX COUNTY
PROPERTY ASSESSOR
M.H.

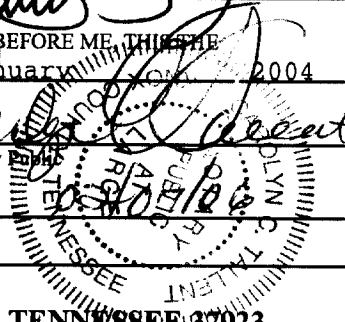
STATE OF TENNESSEE
COUNTY OF KNOX

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$ 672,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF January, 2004

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)



**THIS INSTRUMENT WAS PREPARED BY
ABSTRACT TITLE, INC., 243 NORTH PETERS ROAD, KNOXVILLE, TENNESSEE 37923**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven B. Price (NAME)	HOME FEDERAL BANK OF TENNESSEE (NAME)	06
7912 Bishop Road (ADDRESS)	515 Market Street (ADDRESS)	047
Powell, Tennessee 37849 (CITY) (STATE) (ZIP)	Knoxville, Tennessee 37902 (CITY) (STATE) (ZIP)	064

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Henry E. Ahler and Bruce A. Ahler and Steven R. Ahler and Stanley A. Ahler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven B. Price and wife, Tausha H. Price

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Knox COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to Henry E. Ahler, Bruce A. Ahler, Steven R. Ahler and Stanley A. Ahler by Deed dated July 1, 1994 from Henry E. Ahler, Executor of the Estate of Ruth D. Ahler, deceased, of record in Deed Book 2146, page 660, Register's Office, Knox County, Tennessee. For further reference to title, see also Affidavit bearing Instrument No. 200401230071737, recorded contemporaneously herewith, in said Register's Office.

This conveyance is made subject to all applicable easements, restrictions, and building setback lines of record in Knox County, Tennessee.

Instr: 200401230071739 Page: 1 OF 4
REC'D FOR REC 01/23/2004 10:07:37AM
RECORD FEE: \$23.00
M. TAX: \$0.00 T. TAX: \$2486.40

unimproved ()
This is improved (X) property, known as 7912 Bishop Road, Powell, Tennessee 37849
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 19th day of January, 2004

Henry E. Ahler
Henry E. Ahler

Steven R. Ahler
Steven R. Ahler

Bruce A. Ahler
Bruce A. Ahler

Stanley A. Ahler by Bruce A. Ahler
Stanley A. Ahler
By and through my Attorney-In-Fact, Ahler, in fact.
Bruce A. Ahler

SITUATED in District No. Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, being more fully described according to the survey of Robert G. Campbell & Assoc., L.P., dated January 7, 2004, Project No. 03076 as follows:

TRACT ONE

BEGINNING at a set iron pin in the southwestern right-of-way of Pedigo Road, corner to Lot 12, Quail Run S/D, Unit II (Map Book 64-S, Page 36), said iron pin being located in a southeasterly direction 502 feet, more or less from the point of intersection of the southwestern right-of-way of Pedigo Road and Sharon View Drive; thence with said right-of-way of Pedigo Road, South 47 deg. 23 min. East 16.64 feet to an existing iron pin, corner to property now or formerly owned by Payne (Plat Cab. P, Slide 92-D); thence with the line of Payne, the following two (2) calls and distances: South 38 deg. 23 min. West 574.30 feet to a 48-inch oak and South 43 deg. 57 min. East 184.55 feet to an existing iron pin, corner to property now or formerly owned by Bright (Deed Book 998, Page 269); thence with the line of Bright, South 43 deg. 13 min. East 228.14 feet to an existing iron pin, corner to Lot 13, North Meadows S/D (Plat Cabinet L, Slide 20-B and Plat Cabinet L, Slide 44-A); thence with the line of Lot 13, South 46 deg. 55 min. West 228.14 feet to an existing iron pin, corner to Lot 12, North Meadows S/D; thence with the line of Lot 12, South 46 deg. 43 min. West 206.11 feet to an existing iron pin corner to Lot 9, North Meadows; thence with the line of Lot 9 and then the line of Lot 8, South 46 deg. 55 min. West 176.39 feet to a set iron pin; thence continuing with the line of Lot 8, South 44 deg. 59 min. West 53.36 feet to an existing iron pin, corner to Lot 7, North Meadows; thence with the line of Lot 7, South 45 deg. 24 min. West 159.78 feet to an existing iron pin, corner to Lot 6R, North Meadows; thence with the line of Lot 6R, South 45 deg. 28 min. West 35.82 feet to an existing pipe, corner to Lot 1, Subdivision of Kathleen S. White Property (Inst. No. 199912220046829); thence with the line of said subdivision, the following four (4) calls and distances: North 41 min. 46 sec. West 490.95 feet to an existing iron pin, corner to Lot 2; North 41 deg. 44 min. West 114.04 feet to an existing iron pin, corner Lot 3; North 41 deg. 45 min. West 265.69 feet to an iron pipe; and, continuing with Lot 3, North 84 deg. 42 min. West 132.26 feet to an existing iron pin in the eastern right-of-way of Bishop Road; thence with the eastern right-of-way of Bishop Road, North 02 deg. 10 min. West 294.72 feet to an iron pipe, corner to property now or formerly owned by Holbert (Inst. 200309150032391); thence leaving the right-of-way of Bishop Road, and with the line of Holbert, the following three (3) calls and distances: North 69 deg. 24 min. East 170.42 feet to an iron pipe; South 41 deg. 47 min. East 141.67 feet to an iron pipe; and North 47 deg. 56 min. East 78.21 feet to an iron pipe, corner to property now or formerly owned by Hall (Deed Book 1346, Page 232); thence with the line of Hall, North 47 deg. 47 min. East 487.12 feet to an existing iron pin, corner to Lot 31, Quail Run S/D, Unit II (Map Book 64-S, Page 36); thence with the line of said subdivision, the following ten (10) calls and distances: South 47 deg. 26 min. East 6.85 feet to an existing iron pin in the line of Lot 31; thence continuing with Lot 31 and then with Lot 32, South 44 deg. 13 min. East 85.19 feet to an existing iron pin; thence continuing with Lot 32 and then Lot 33, South 44 deg. 20 min. East 169.90 feet to an existing iron pin, corner to Lot 34; with the line of Lot 34, South 44 deg. 04 min. East 84.94 to an existing iron pin, corner to Lot 35; with the line of Lot 35, South 44 deg. 27 min. East 84.91 feet to an existing iron pin, corner to Lot 36; with the line of Lot 36, South 44 deg. 05 min. East 107.73 feet to an existing iron pin; continuing with the line of Lot 36, North 38 deg. 20 min. East 151.30 feet to an existing iron pin in the right-of-way of Quail Run Road; then crossing the terminus of Quail Run Road, North 38 deg. 28 min. East 70.59 feet to an existing iron pin, corner to Lot 13; with the line of Lot 13, North 38 deg. 23 min. East 170.43 feet to an existing iron pin, corner to Lot 12; and with the line of Lot 12, North 38 deg. 23 min. East 180.72 feet to a set iron pin, being the point of BEGINNING, and containing 20.28 acres, more or less.



TRACT TWO

BEGINNING at a set iron pin in the western right-of-way of Bishop Road, said iron pin being located in a southerly direction 550 feet, more or less, from the point of intersection of the western right-of-way of Bishop Road with the north line of Tate Trotter Road, if extended, corner to property now or formerly owned by Beeler (Deed Book 1560, Page 501); thence from said beginning point and with the western right-of-way of Bishop Road, the following ten (10) calls and distances: South 02 deg. 20 min. West 18.12 feet to a point; South 01 deg. 10 min. East 113.18 feet to a point; South 01 deg. 40 min. East 88.47 feet to a point; South 01 deg. 00 min. East 90.73 feet to a point; South 02 deg. 29 min. East 81.43 feet to a point; South 00 deg. 48 min. East 101.78 feet to a point; South 00 deg. 20 min. East 104.52 feet to a point; South 00 deg. 04 min. West 146.74 feet to a point; South 01 deg. 32 min. East 37.99 feet to a point; and, along a curve to the left with a radius of 418.79 feet, an arc distance of 48.83 feet and a chord bearing and distance of South 04 deg. 53 min. East 48.80 feet to a set iron pin, corner to property now or formerly owned by Lohman (Inst. 200308130018849); thence with the line of Lohman, North 77 deg. 53 min. West 254.01 feet to an existing iron pin, corner to Lot 17 Landon Park S/D (Plat Cab. L, Slide 193-A); thence North 74 deg. 40 min. West 7.06 feet with the line of Lot 17, to the approximate centerline of a creek, corner to property now or formerly owned by Beeler (Deed Book 1560, page 501); thence with the approximate centerline of the creek and the line of Beeler, the following twelve (12) calls and distances: North 00 deg. 52 min. West 101.11 feet to a point; North 14 deg. 47 min. East 36.88 feet to a point; North 02 deg. 53 min. West 48.45 feet to a point; North 02 deg. 57 min. East 70.97 feet to a point; North 11 deg. 25 min. West 30.28 feet to a point; North 15 deg. 33 min. East 88.29 feet to a point; North 21 deg. 06 min. East 54.00 feet to a point; North 03 deg. 19 min. East 64.51 feet to a point; North 04 deg. 03 min. West 66.51 feet to a point; North 01 deg. 55 min. East 72.95 feet to a point; North 16 deg. 55 min. East 35.12 feet to a point; and North 33 deg. 27 min. East 79.35 feet to a set iron pin; thence continuing with the line of Beeler, and leaving the creek, North 69 deg. 24 min. East 146.59 feet to a set iron pin in the western right-of-way of Bishop Road, the point of BEGINNING, and containing 3.86 acres, more or less.

THE ACREAGE MENTIONED IN THE LEGAL DESCRIPTION IS SOLELY FOR THE PURPOSE OF IDENTIFYING THE TRACTS CONVEYED HEREIN. NEITHER THE GRANTOR NOR THE PREPARER OF THIS DEED MAKE ANY REPRESENTATION AS TO THE AMOUNT OF ACREAGE CONVEYED.

THERE IS ALSO CONVEYED HERewith, by quitclaim and without representation or warranty of title, all of the right, title and interest of the Grantors in and to any portion of the property described in Deed Book 2146, Page 660, Register's Office, Knox County, Tennessee which is not included in the property hereinabove described.

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry E. Ahler and Bruce A. Ahler and Steven R. Ahler

the bargainer S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Knoxville, Tennessee, this 19th day of January, 2004.

Commission expires 02/10/06

[Handwritten Signature]
Notary Public
[Notary Seal: CAROLYN C. TALLENT, NOTARY PUBLIC, KNOX COUNTY, TENNESSEE]

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public, within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____
Notary Public

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bruce A. Ahler, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Stanley A. Ahler, as his Attorney in Fact, under Power of Attorney of record in Instrument # 200401230071738, Register's Office, Knox County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Stanley A. Ahler, under said Power of Attorney.

Witness my hand and official seal at office in Knoxville, Tennessee, this 19th day of January, 2004.

My Commission Expires:
02/10/06

[Handwritten Signature]
Notary Public
[Notary Seal: CAROLYN C. TALLENT, NOTARY PUBLIC, KNOX COUNTY, TENNESSEE]

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