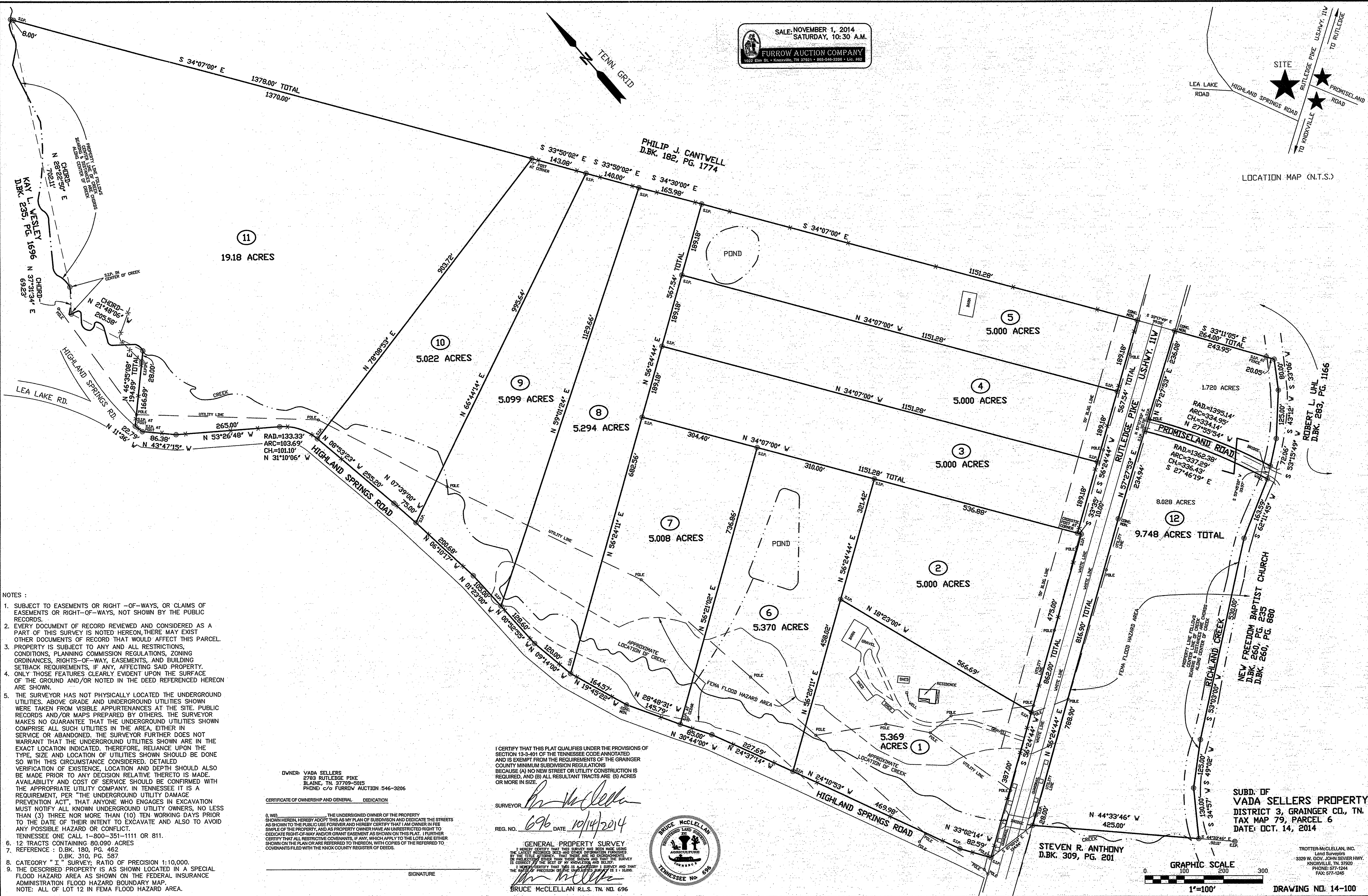
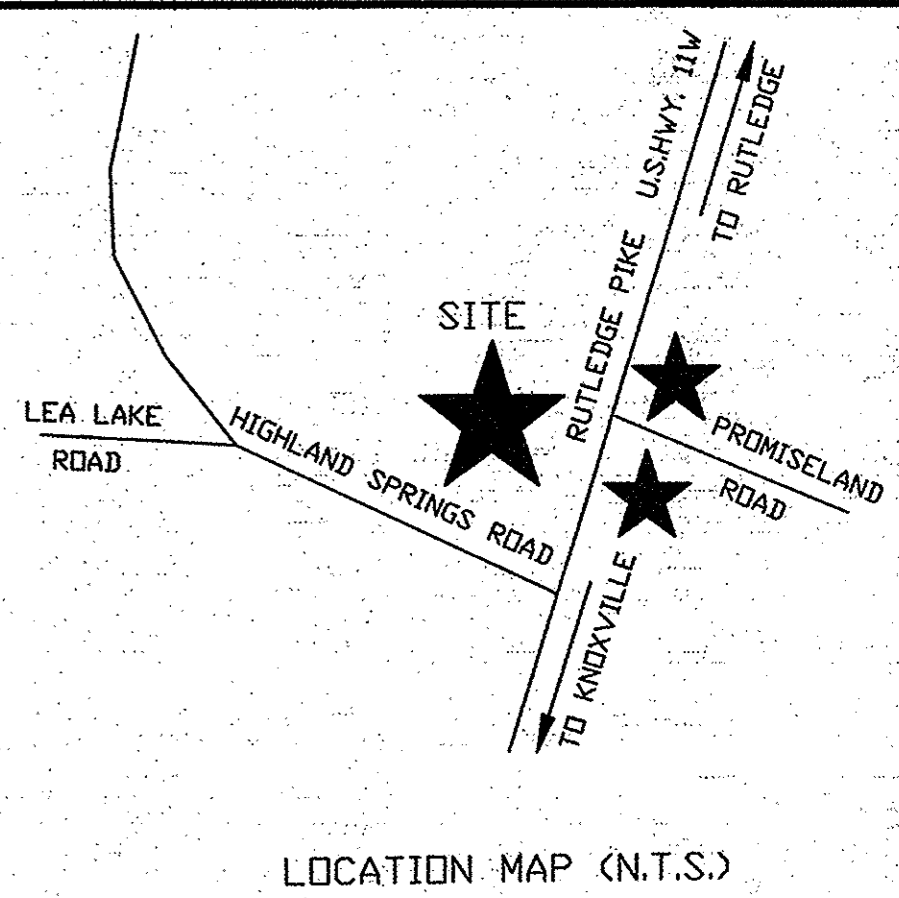


SALE: NOVEMBER 1, 2014
 SATURDAY, 10:30 A.M.
FURROW AUCTION COMPANY
 1022 Elm St. • Knoxville, TN 37921 • 865-546-3208 • Lic. 802



- NOTES:
- SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
 - THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 OR 811.
 - 12 TRACTS CONTAINING 80.090 ACRES
 - REFERENCE: D.B.K. 180, PG. 462
 - D.B.K. 310, PG. 587
 - CATEGORY "I" SURVEY. RATIO OF PRECISION 1:10,000.
 - THE DESCRIBED PROPERTY IS AS SHOWN LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP.
 - NOTE: ALL OF LOT 12 IN FEMA FLOOD HAZARD AREA.

OWNER: VADA SELLERS
 2783 RUTLEDGE PIKE
 BLAINE, TN 37709-5015
 PHONE: c/o FURROW AUCTION 546-3206

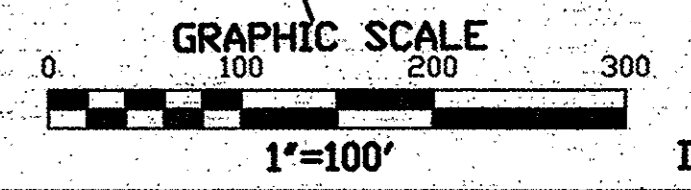
CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
 (I, WE), THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I AM OWNER IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL RESTRICTIVE COVENANTS, IF ANY, WHICH APPLY TO THE LOTS ARE EITHER SHOWN ON THE PLAN OR ARE REFERRED TO THEREON, WITH COPIES OF THE REFERRED TO COVENANTS FILED WITH THE KNOX COUNTY REGISTER OF DEEDS.

I CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF SECTION 13-3-401 OF THE TENNESSEE CODE ANNOTATED AND IS EXEMPT FROM THE REQUIREMENTS OF THE GRAINGER COUNTY MINIMUM SUBDIVISION REGULATIONS BECAUSE (A) NO NEW STREET OR UTILITY CONSTRUCTION IS REQUIRED, AND (B) ALL RESULTANT TRACTS ARE (5) ACRES OR MORE IN SIZE.

SURVEYOR: *Bruce McClellan*
 REG. NO. 696 DATE 10/14/2014

GENERAL PROPERTY SURVEY
 I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED BY THE TITLE OFFICER, THAT WORK WAS IN ACCORDANCE WITH THE PROVISIONS OF THE TENNESSEE SURVEYING ACT AND THAT THE SURVEY IS CORRECT BY THE BEST OF MY KNOWLEDGE AND BELIEF.
 I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THIS SURVEY IS 1:10,000.

Bruce McClellan
 BRUCE McCLELLAN R.L.S. TN. NO. 696



SUBD. OF VADA SELLERS PROPERTY
 DISTRICT 3, GRAINGER CO., TN.
 TAX MAP 79, PARCEL 6
 DATE: OCT. 14, 2014

TROTTER-McCLELLAN, INC.
 Land Surveyors
 3329 W. GOV. JOHN SEVIER HWY.
 KNOXVILLE, TN 37920
 PHONE: 677-1244
 FAX: 677-1245

DRAWING NO. 14-100