

OWNER/RESPONSIBLE TAXPAYER:

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

THIS INSTRUMENT PREPARED BY:  
Tennessee Valley Title Insurance Co.  
800 S. Gay Street, Suite 1700  
Knoxville, TN 37929  
(142098/tma)

Tax I.D. 067-032.05 (part of)

WARRANTY DEED

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_, 2014, between EDWIN B. SAMS, JR., individually, EDWIN B. SAMS, JR., TRUSTEE FOR JOSEPH WOLFE SAMS, and WILLIAM ERNEST SAMS, TRUSTEE FOR PAUL WOLFE SAMS, First Parties, and \_\_\_\_\_, 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, their respective interests in the real property described as follows, to-wit:

SITUATED in the Fourth Civil District of Roane County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron pin located in the southern line of Decatur Highway, said iron pin being located 1,504 feet, more or less, in an easterly direction from the point of intersection of Walker Way and Decatur Highway; thence from said point of beginning and with the right of way of Decatur Highway, along a curve to the right, having a radius of 1,390.40 feet, an arc length of 236.69 feet and a chord bearing and distance of North 82 deg. 43 min. 31 sec. East, 236.40 feet to a highway monument; thence leaving the right of way of Decatur Highway and with a new severance line, the following eight (8) calls and distances: 1) South 18 deg. 26 min. 13 sec. East, 30.04 feet to an iron pin set, 2) South 31 deg. 21 min. 45 sec. West, 95.61 feet to an iron pin set, 3) South 11 deg. 31 min. 45 sec. West, 52.2 feet to an iron pin set, 4) South 17 deg. 04 min. 15 sec. East, 190.24 feet to an iron pin set, 5) North 89 deg. 35 min. 29 sec. East, 254.93 feet to an iron pin set, 6) North 00 deg. 24 min. 31 sec. East, 294.04 feet to an iron pin set, 7) South 89 deg. 35 min. 29 sec. West, 205.71 feet to an iron pin set and 8) North 02 deg. 29 min. 56 sec. West, 50.03 feet to a highway monument located in the southern right of way line of Decatur Highway; thence with the right of way of Decatur Highway, North 89 deg. 35 min. 29 sec. East, 692.26 feet to a highway monument located in property now or formerly owned by State of Tennessee ( Deed Book W21, page 475); thence with the property of the State of Tennessee, the following two (2) calls and distances: 1) South 08 deg. 03 min. 59 sec. East, 27.14 feet to an existing angle iron and 2) North 89 deg. 14 min. 41 sec. East, 81.17 feet to a "T" post located in the Tennessee River (Watts Bar Lake); thence with the Tennessee River the following seven (7) calls and distances: 1) South 16 deg. 38 min. 12 sec. West, 181.23 feet to a point, 2) South 10

deg. 34 min. 25 sec. West, 337.63 feet to a point, 3) South 40 deg. 45 min. 25 sec. West, 200.25 feet to a point, 4) South 37 deg. 53 min. 25 sec. West, 300.00 feet to a point, 5) South 44 deg. 20 min. 25 sec. West, 299.34 feet to a point, 6) South 44 deg. 27 min. 25 sec. West, 100.11 feet to a point, and 7) South 25 deg. 30 min. 25 sec. West, 100 feet to a point located in the line of Lot 16, Providence Place, Unit 2 (Plat Book D, page 33); thence with the line of Lot 16, 6 and 5 of Providence Place, North 39 deg. 14 min. 35 sec. West, crossing an existing iron pin at 193.32 feet, for a total distance of 1,160.10 feet to an iron pin set; thence with a new severance line, North 60 deg. 32 min. 35 sec. East, 319.25 feet to an iron pin set; thence North 69 deg. 11 min. 08 East, 208.81 feet to an iron pin set and North 13 deg. 19 min. 52 sec. West, 210.40 feet to an existing iron pin located in the line of property now or formerly owned by Aaron M. Grohol (Deed Book 1515, page 749); thence with the line of Grohol, North 13 deg. 19 min. 52 sec. West, 174.35 feet to an existing iron pin, located in the southern right of way of Decatur Highway, said iron pin marking the POINT OF BEGINNING, and containing 28.6 acres, according to the survey of Bruce McClellan, RLS No. 696, Trotter-McClellan, Inc., 3329 W. Gov. John Sevier Highway, Knoxville, TN 37920, dated November 10, 2014 and bearing Drawing No. 14-102(1).

**THERE IS ALO CONVEYED** herein a permanent easement for ingress and egress, more particularly described as follows:

**TO FIND THE POINT OF BEGINNING**, begin at an existing iron pin located in the southern line of Decatur Highway, said iron pin being located 1,504 feet, more or less, in an easterly direction from the point of intersection of Walker Way and Decatur Highway; thence with the right of way of Decatur Highway, along a curve to the right, having a radius of 1,390.40 feet, an arc length of 236.69 feet and a chord bearing and distance of North 82 deg. 43 min. 31 sec. East, 236.40 feet to a highway monument, said monument marking the POINT OF BEGINNING; thence leaving the right of way of Decatur Highway, South 18 deg. 26 min. 13 sec. East, 30.04 feet to an iron pin set; thence South 31 deg. 21 min. 45 sec. West, 25.43 feet to a point; thence North 88 deg. 37 min. 50 sec. East, 60.22 feet to an iron pin set; thence North 02 deg. 29 min. 56 sec. West, 50.03 feet to a highway monument located in the southern right of way of Decatur Highway; thence with said right of way and along a curve to the right, having a radius of 1390.40 an arc length of 54.30 and a chord bearing and distance of South 88 deg. 43 min. 15 sec. West, 54.30 feet to a highway monument, said monument marking the POINT OF BEGINNING, according to the survey of Bruce McClellan, RLS No. 696, Trotter-McClellan, Inc., 3329 W. Gov. John Sevier Highway, Knoxville, TN 37920, dated November 10, 2014 and bearing Drawing No. 14-102(1).

**BEING** part of the property conveyed by the following deeds:

(1) A 0.12th undivided interest conveyed to Edwin B. Sams, Jr. by Correction Warranty Deed of Gift from Alice Jones Sams, widow, dated December 17, 1987, of record in Deed Book T-17, page 184, in the Register's Office for Roane County, Tennessee; which deed corrects that prior Warranty Deed by Gift deed dated March 31, 1986, and recorded in Deed Book G-17, page 491, in said Register's Office.

(2) A 0.12th undivided interest conveyed to Edwin B. Sams, Jr., by Warranty Deed of Gift from Alice Jones Sams, widow, dated December 17, 1987 and recorded in Deed Book T-17, page 175, in the Register's Office for Roane County, Tennessee.

(3) A 0.12th undivided interest conveyed to Edwin B. Sams, Jr., by Warranty Deed of Gift from Alice Jones Sams, widow, dated December 27, 1988 and recorded in Deed Book A-18, page 487, in the Register's Office for Roane County, Tennessee;

(4) A 0.12th undivided interest conveyed to Edwin B. Sams, Jr. by Warranty Deed of Gift from Alice Jones Sams, widow, dated December 21, 1989 and recorded in Deed Book H-18, page 195, in the Register's Office for Roane County, Tennessee;

(5) A 0.12th undivided interest conveyed to William Ernest Sams, Trustee for Joseph Wolfe Sams, by Warranty Deed of Gift from Alice Jones Sams, widow, dated January 12, 1993 and recorded in Deed Book D-19, page 358, in the Register's Office for Roane County, Tennessee; and being the same property quitclaimed to Edwin B. Sams, Jr., Trustee for Joseph Wolfe Sams, by Quit Claim Deed dated March 8, 2005 and recorded in Book 1119, page 981, in the Register's Office for Roane County, Tennessee;

(6) A 0.12th undivided interest conveyed to William Ernest Sams, Trustee for Paul Wolfe Sams by Warranty Deed of Gift from Alice Jones Sams, widow, dated January 12, 1993 and recorded in Deed Book D-19, page 362, in the Register's Office for Roane County, Tennessee.

See Last Will and Testament of Alice Jones Sams, probated in November, 1996, and a copy recorded in Deed Book M-20, page 212, in the Register's Office for Roane County, Tennessee.

See also Executor's Deed from Sydney Kathryn Sams Beard, Executor of the Estate of Alice Jones Sams (Docket No. P-1735), to Edwin B. Sams, Jr., dated November 21, 1996, and recorded in Deed Book R-20, page 821, in the Register's Office for Roane County, Tennessee.

See Mutual Release of Rights of First Refusal dated January 15, 1997 and recorded in Deed Book O-20, page 241, as corrected in Book 1119, page 1, in the Register's Office for Roane 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 and assigns forever.

AND said First Parties, for themselves and their heirs, successors and assigns, do hereby covenant with said Second Party, \_\_\_ heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed as to their respective interests, 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 2014, which shall be prorated as of the date of closing; and

Any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records in the Roane 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;

and that they, as to their respective interests, will forever warrant and defend the said premises and title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder have executed this instrument the day and year first above written.

\_\_\_\_\_  
EDWIN B. SAMS, JR.

\_\_\_\_\_  
EDWIN B. SAMS, JR., TRUSTEE  
FOR JOSEPH WOLFE SAMS

\_\_\_\_\_  
WILLIAM ERNEST SAMS, TRUSTEE FOR  
PAUL WOLFE SAMS

STATE OF TENNESSEE     )  
  ) SS:  
COUNTY OF \_\_\_\_\_ )

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, EDWIN B. SAMS, JR., the within named bargainor, with whom I am personally acquainted, or proved to me 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 \_\_\_\_ day of \_\_\_\_\_, 2014.

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_  
Notary Public

STATE OF TENNESSEE     )  
  ) SS:  
COUNTY OF \_\_\_\_\_ )

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, **EDWIN B. SAMS, JR., TRUSTEE FOR JOSEPH WOLFE SAMS**, the within named bargainor, with whom I am personally acquainted, or proved to me 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 \_\_\_\_ day of \_\_\_\_\_, 2014.

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Notary Public

STATE OF TENNESSEE     )  
  ) SS:  
COUNTY OF \_\_\_\_\_ )

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, **WILLIAM ERNEST SAMS, TRUSTEE FOR PAUL WOLFE SAMS**, the within named bargainor, with whom I am personally acquainted, or proved to me 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 \_\_\_\_ day of \_\_\_\_\_, 2014.

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Notary Public

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$ \_\_\_\_\_.

\_\_\_\_\_  
Affiant

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2014.

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Notary Public