

STATE OF TENNESSEE )  
COUNTY OF BLOUNT )

Phyllis Lee Crisp, Register  
Blount County Tennessee  
Rec #: 458366  
Rec d: 25.00 Instrument #: 716985  
State: 0.00  
Clerk: 0.00 Recorded  
Other: 2.00 4/4/2014 at 4:12 PM  
Total: 27.00 in  
Record Book 2384 Pgs 2925-2929

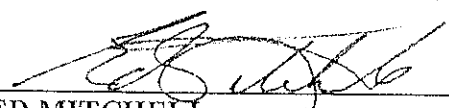
**AFFIDAVIT OF REVERTER OF PROPERTY  
FROM JERRY PURKEY, TOM McMILLIAN, IVA MAE McMILLAN,  
TRUSTEES OF THE MISER STATION COMMUNITY CLUB  
TO BLOUNT COUNTY, TENNESSEE**

I, Ed Mitchell, County Mayor for Blount County, Tennessee, after being duly sworn according to law, hereby make oath as follows:

1. I am the County Mayor for Blount County, Tennessee.
2. By Warranty Deed dated April 24, 1980, which deed was recorded on May 15, 1980, in Warranty Deed Book 430, Pages 658 – 660 in the Register's Office for Blount County, Tennessee, and which deed is attached hereto as Exhibit A to this Affidavit, Blount County conveyed to Jerry Purkey, Tom McMillian, Iva Mae McMillian, Trustees of the Miser Station Community Club, the real property described in said deed.
3. The subject deed contained a limited right of reverter which provided that in the event the parties of the second party or their successors in office shall cease to use the premises as a community club, said premises shall revert to Blount County.
4. The parties of the second part being the Trustees of the Miser Station Community Club and the Miser Station Community Club has ceased to use the subject property as a community club and the property has been abandoned by the parties of the second part.
5. Pursuant to the reverter clause in the deed attached hereto as Exhibit A, the ownership of the real property described in Exhibit A has thereby reverted to Blount County, effective this day and from this date forward Blount County, Tennessee, is the owner of said property.

Further Affiant Saith Not.

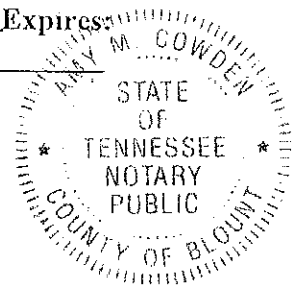
Prepared By: Craig L Garrett  
607 Smithview Dr  
Maryville TN 37801

  
ED MITCHELL  
COUNTY MAYOR FOR  
BLOUNT COUNTY, TENNESSEE

Sworn to and subscribed to before me this 4 day of April, 2014.

Amy M Cowden  
Notary Public

My Commission Expires 2/22/15



THIS INSTRUMENT WAS PREPARED BY ARTHUR B. GODDARD  
BANK OF MARYVILLE BLDG.  
MARYVILLE, TENNESSEE

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# WARRANTY DEED

This ~~Indenture~~ Made this 24th day of April, A.D. 19 80, between

BLOUNT COUNTY, a political subdivision of the State of Tennessee, and BLOUNT COUNTY BOARD OF SCHOOL SUPERVISORS,

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

JERRY PURKEY, TOM McMILLAN, IVA MAE McMILLAN, TRUSTEES OF THE MISER STATION COMMUNITY CLUB,

of Blount County, Tennessee, parties of the second part,

Witnesseth: That the said parties of the first part for and in consideration of the sum of

One Dollar (\$1.00) and other good and valuable considerations

to them in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged,

we hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whether is \$ 500.00 which amount is equal to the amount which property transferred would command at any sale.

mi. Tax Paid \$ 1.30

*Jerry Purkey*  
Affiant

Subscribed and sworn to before me this the 15 day of May 19 80

*Edward L. Joubert*

have granted, bargained, sold, and conveyed and do hereby grant, bargain, sell, and convey unto the said parties of the second part, the following described premises, to wit, ~~SUBJECT TO THE RIGHT OF WAY OF MISER SCHOOL ROAD~~

SITUATED, LYING AND BEING in the 5th Civil District of Blount County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the center line of the Miser School Road, corner to Miser, said point being located approximately 1600 feet from the intersection with the Miser Station Road; thence with Miser N. 55-44-24 E. 212.46 feet to an iron pin in line of Miser; thence with Miser S. 35-15-36 E. 208.93 feet to an iron pin, corner to Miser; thence with Miser, S. 55-44-24 W. 237.14 feet to a point in the center of Miser School Road; thence with Miser School Road, N. 28-30-36 W. 209.95 feet to the point of beginning, containing 1.078 acres, more or less, all as shown by survey of Bob E. Oxendine, dated 4/17/80.

THIS property is subject to the right of way of Miser School Road.

FOR SOURCE OF TITLE see deed of record in the Register's Office for Blount County, Tennessee, in Warranty Vol. 115, page 507.

THIS CONVEYANCE is subject to the reservation by Blount County of the right to hold elections at the Miser Station Community Club.

IN THE EVENT the parties of the second part or their successors in offices shall cease to use the premises as a community club, said premises shall revert to Blount County.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein;

To Have and to Hold the said premises to the said parties of the second part, their <sup>SUCCESSORS</sup> and assigns, forever. And the said parties of the first part, for themselves and for their <sup>SUCCESSORS</sup> assigns, do hereby covenant with the said parties of the second part, their <sup>SUCCESSORS</sup> and assigns, that they are lawfully seized in fee-simple of the premises above conveyed, and they have full power, authority, and right to convey the same; that said premises are free from all encumbrances

RALPH N. LINDSEY

MAY 15 1930

ASSESSOR OF PROPERTY

BY *[Signature]*

and that they 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 parties of the first part have caused this instrument to be executed by the proper persons thereunto duly authorized on the day and date first above written.

BLOUNT COUNTY  
BY *[Signature]*  
County Executive

*[Signature]* (L.S.)  
Shirley H. Ritchey  
*[Signature]* (L.S.)  
Sam Blevins  
*[Signature]* (L.S.)  
Lois Coleman  
*[Signature]* (L.S.)  
Mary Evelyn Lane  
*[Signature]* (L.S.)  
Nelson Richardson  
*[Signature]* (L.S.)  
Myrie Sloan  
*[Signature]* (L.S.)  
Jimmy H. Youkum

Signed, sealed, and delivered in presence of:  
*[Signature]*  
County Clerk

Members of the Blount County Board of School Supervisors

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STATE OF

County } ss.

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Personally appeared before me,  
said County, the within named bargainors

, a Notary Public in and for

with whom I am personally acquainted, and who acknowledged that  
for the purposes therein contained.

he executed the within instrument

Witness my hand and official seal at office this ..... day of ..... A.D. 19.....

My Commission Expires ....., 19....., Notary Public

STATE OF TENNESSEE I  
  SS  
COUNTY OF BLOUNT I

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared CLYDE McMAHAN, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the County Executive of BLOUNT COUNTY, a political subdivision of the State of Tennessee, the within named bargainor, and that he as such County Executive, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the political subdivision by himself as County Executive.

Witness my hand and seal at office on this the 29<sup>th</sup> day of April, 1980.

*A. Christensen*  
NOTARY PUBLIC

My commission expires:  
10-26-82

STATE OF TENNESSEE I  
  SS  
COUNTY OF BLOUNT I

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainors, SHIRLEY H. ATCHLEY, SAM BLEVINS, LOIS COLEMAN, MARY EVELYN LANE, MARION RICHARDSON, MYRLE SLOAN and JIMMY H. YOAKUM, who, upon their oath, acknowledged that they are members of the BLOUNT COUNTY BOARD OF SCHOOL SUPERVISORS, and being authorized so to do, executed the foregoing deed for the purposes therein contained by signing their names thereto as members of the Blount County Board of School Supervisors.

Witness my hand and seal at office on this the 1<sup>st</sup> day of May, 1980.

*Shirley Atchley*  
NOTARY PUBLIC

My commission expires:

15 May 80 2:29 P

NOTARY PUBLIC  
BLOUNT COUNTY, TENNESSEE

*Shirley Atchley*  
REGISTER OF DEEDS

IN RE: RESOLUTION TO SELL SCHOOL PROPERTY  
MISER STATION ELEMENTARY SCHOOL

Commissioner Worley made a motion, which was seconded by Commissioner Warren, to approve the following resolution, Commissioner Tipton made a motion, which was seconded by Commissioner Loope, to amend said resolution by deleting authorization to sell property to Mr. Gordon Miser. A roll call vote was taken on amendment with 7 ayes, and 17 nays. Said amendment failed.

A roll call vote was then taken on the resolution as originally presented with 17 ayes, and 4 nays. Said motion carried.

18-3-B

RESOLUTION

THAT WHEREAS, certain property formerly occupied and used by the Blount County Board of School Supervisors in the 5th Civil District of Blount County, Tennessee, has been declared surplus property; and

WHEREAS, a portion of said property has been utilized by the Miser Station Community Club; and

WHEREAS, an offer has been made by the Miser Station Community Club to purchase said property occupied by the Community Club for the sum of Five Hundred Dollars (\$500.00); and

WHEREAS, Blount County is presently utilizing said building on necessary occasions for the purpose of holding elections; and

WHEREAS, Gordon Miser has offered to purchase the remainder of said property for the sum of Two Thousand Dollars (\$2,000.00); and

WHEREAS, it is in the best interest of the County to accept said offers, reserving the right to continue to hold elections at the Community Club.

NOW THEREFORE, BE IT RESOLVED by the County Legislative Body of Blount County, Tennessee, in regular session assembled on this the 21st day of April, 1980, that the County accept the offer of the Miser Station Community Club to purchase the following

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described property for the sum of Five Hundred Dollars (\$500.00), reserving to the County the right to hold elections at appropriate times and that the County Executive of Blount County and the County Clerk of Blount County and the members of the Blount County Board of School Supervisors be and they are hereby authorized to execute a deed to Jerry Purkey, Tom McMillan, Iva Mae McMillan, Trustees of the Miser Station Community Club, for the property hereinafter described, subject to the reservation hereinabove set forth. Said property is described as follows:

SITUATED, LYING AND BEING in the 5th Civil District of Blount County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the center line of the Kiser Station Road, corner to Miser, said point being located approximately 1600 feet from the intersection with the Miser Station Road; thence with Miser N. 55-44-24 E. 212.46 feet to an iron pin in line of Miser; thence with Miser S. 35-15-36 E. 208.93 feet to an iron pin, corner to Miser; thence with Miser, S. 55-44-24 W. 237.14 feet to a point in the center of Kiser Station Road; thence with Kiser Station Road, N. 28-30-36 W. 209.95 feet to the point of beginning, containing 1.178 acres, more or less, all as shown by survey of Bob E. Oxendine, dated 4/17/80.

THIS property is subject to the right of way of Kiser Station Road.

FOR SOURCE OF TITLE see deed of record in the Register's Office for Blount County, Tennessee, in Warranty Vol. 115, page 507.

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BE IT FURTHER RESOLVED that the deed to the Miser Station Community Club shall contain the following provision. That in the event grantees or their successors in office shall cease to use the premises as a community club, said

A P R I L   T E R M   1 9 8 0

BE IT FURTHER RESOLVED that the County accept the offer of Gordon Miser to purchase the following described property for the sum of Two Thousand Dollars (\$2,000.00) and the County Executive and County Clerk and the members of the Blount County Board of School Supervisors be and they are hereby authorized to execute a deed to Gordon Miser for the property hereinafter described. Said property is described as follows:

SITUATED, LYING AND BEING in the 5th Civil District of Blount County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the center of the Kiser Station Road, said point being located approximately 1809.95 feet from the intersection with Miser Station Road, corner to property of Miser Station Community Club; thence with Miser Station Community Club N. 55-44-24 E. 237.14 feet to an iron pin, corner to the Miser Station Community Club; thence with said Community Club N. 35-15-36 W. 208.93 feet to an iron pin in line of Miser; thence with Miser, N. 55-44-24 E. 271.54 feet to an iron pin, corner to Miser; thence with Miser S. 28-30-36 E. 360 feet to an iron pin, corner to Miser; thence with Miser S. 55-44-24 W. 463.37 feet to a point in the center of Kiser Station Road; thence with Kiser Station Road along an arc of a curve to the right with a radius of 484.82 feet, an arc distance of 141.58 feet to a point in the center of the Kiser Station Road; thence with the center of the Kiser Station Road N. 28-30-36 W. 8.41 feet to the point of beginning, containing 2.880 acres, all as shown by survey of Bob E. Oxendine dated 4/17/80.

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THIS property is subject to the right of way  
of Kiser Station Road.

FOR SOURCE OF TITLE see deed of record in  
the Register's Office for Blount County,  
Tennessee, in Warranty Vol. 115, page 507.

*James P. Hill*

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