

THIS DOCUMENT PREPARED BY:
EDGAR A. WILDER
222 Ellis Avenue
Maryville, TN 37801
615/984-9293

Send Tax Notice to:
Jimmy W. Waters
1008 Stonecrest Dr.
Maryville, TN 37801

This Indenture, Made this WARRANTY DEED
28th day of April
A.D. 1994, by and between JOHN SPARKS and wife, ROSE MARY SPARKS,
of Blount County, in the State of Tennessee, Party of the First

Tennessee, party of the second part,
(Grantor) 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 party of the second part (Grantee), the

receipt of which is hereby acknowledged, have granted, bargained,
sold, and conveyed and do hereby acknowledged, have granted, bargain, sell, and convey

unto the said party of the second part (Grantee), the following
described premises, to wit:

SITUATED in District No. 15 (Fifteen) of Blount
County, Tennessee, and consisting of two (2) tracts
which are more particularly described as follows:

TRACT 1

(BEING DESIGNATED AS TRACT 2 ON SURVEY OF MICHAEL L.
OGLE dated 3-22-94) BEGINNING on an iron rod being the
Southwestern corner of the property herein conveyed the
to the Northwestern corner of the property retained by
Sparks; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
141.50 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
deg. 45 min. 39 sec. East 144.01 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
North 33 min. 49 sec. East 144.01 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
thence North 18 deg. 34 min. 47 sec. East 144.01 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
Regal Real Estate Company; thence North 18 deg. 34 min. 47 sec. East 144.01 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
Estate; thence North 18 deg. 34 min. 47 sec. East 144.01 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
an iron strip with the border 57 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
29.79 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
West. 19 deg. 43 min. 39 sec. East 144.01 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
100.19 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
min. 19 deg. 43 min. 39 sec. East 144.01 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
South 31 min. 42 sec. East 144.01 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
thence South 31 min. 42 sec. East 144.01 feet to an iron rod; thence North 18 deg. 34 min. 47 sec. East 144.01 feet
Point of BEGINNING containing 4.78 acres more or less.
BEING a portion of that land conveyed to the grantors
herein, by deed dated May 19, 1992, of record in
Warranty Deed Book 538, Page 535 at the Register's
Office for Blount County, Tennessee.



095 AM 639



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THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and other conditions shown of record in the office the Register of Deeds for Blount County, Tennessee; THIS CONVEYANCE is further subject to the rights of any parties to rights-of-way shown on the plat of the Little River Light and Power as shown on the plat of record in Map Book 1, page 24 & 25, in the Blount County Register's Office, of to any Lots by recorded or unrecorded instruments shown on that plat.

TRACT 2

(BEING DESIGNATED AS TRACT 3 ON SURVEY OF MICHAEL L. OGLE dated 3-22-94), and more particularly described as BEGINNING at the Northernmost point in the land herein conveyed on the South border of Mt. Luke (county) Road on an iron rod; thence South 44 deg. 46 min. East, 408.35 feet to a point being a common corner with Tract 1 conveyed herein; thence 84 deg. 08 min. East 388.51 feet to an iron rod common boundary with Tract 1 conveyed herein; thence South 33 deg. 31 min. East, 47.42 to an iron rod; thence South 29 deg. 45 min. West 181.72 feet to an iron rod; thence North 15 deg. 56 min. East, 278.73 feet to an iron rod; thence North 08 deg. 12 min. West, 117.74 feet to an iron rod with the East boundary of Mt. Luke Road; thence North 04 deg. 42. min. East, 58.79 feet to an iron rod found; thence North 54 deg. 18 min. East, 43.73 feet to an iron rod; thence North 69 deg, 12 min. East, 50.63 feet to an iron rod; thence North 59 deg. 16 min. East, 78.97 to the point of BEGINNING and containing 2.16 acres more or less.

BEING a portion of that land conveyed to the grantors herein, by deed dated May 19, 1992, of record in Warranty Deed Book 538, page 535 at the Register's Office for Blount County, Tennessee.

THERE IS CONVEYED HEREIN a 50 (fifty) foot easement running with the western border of the property conveyed herein as shown on the survey of Michael L. Ogle dated 3-22-94.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and other conditions shown of record in the office the Register of Deeds for Blount County, Tennessee; THIS CONVEYANCE is further subject to the rights of any parties to rights-of-way shown on the plat of the Little River Light and Power as shown on the plat of record in Map Book 1, page 24 & 25, in the Blount County Register's Office, of to any Lots by recorded or unrecorded instruments shown on that plat.

(THIS DEED WAS PREPARED from information furnished by the grantors. The preparer makes no representations as to the title, use or any zoning regulations concerning the described property nor any matter except the validity of the form of the warranty deed.)

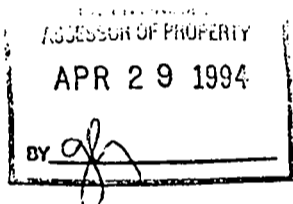
with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein; To Have and to Hold the said premises to the said party of the second part, his heirs and assigns, forever.

And the said parties of the first part (Grantor), for themselves and for their heirs, executors, and administrators, do

hereby covenant with the said party of the second part (Grantee), his heirs 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 EXCEPT those hereinabove set forth; and that they will forever warrant and defend the said premises and the title thereto 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.

In Witness Whereof the said party of the first part (Grantor) has hereunto set his hand and seal the day and year first above written.



John Sparks (L.S.)
JOHN SPARKS
Rosemary Sparks (L.S.)
ROSE MARY SPARKS

STATE OF TENNESSEE)
)ss.
COUNTY OF BLOUNT)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named bargainor, JOHN SPARKS, 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.

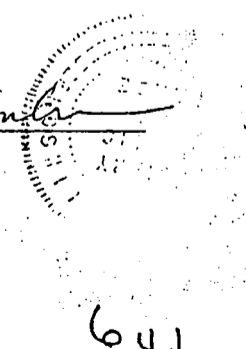
Witness my hand and official seal at office this 28th day of April, A.D. 1994.

Rhonda L. Tomlin
NOTARY PUBLIC

My Commission Expires: 5 / 10 / 97

STATE OF TENNESSEE)
)ss.
COUNTY OF BLOUNT)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named



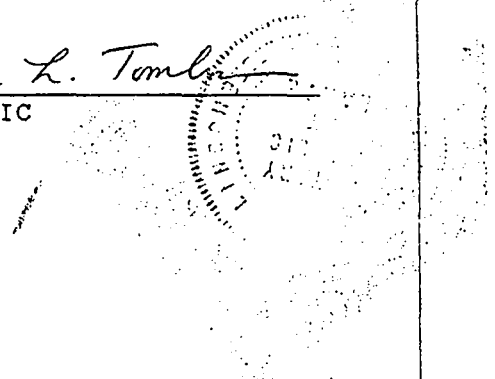
642

bargainor, ROSE MARY SPARKS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of April, A.D. 1994.

Rhonda L. Tomlin
NOTARY PUBLIC

My Commission Expires: 5 / 10 / 97



... 55,000 which amount is ...

X James W. Waters

203.80

29 April 94

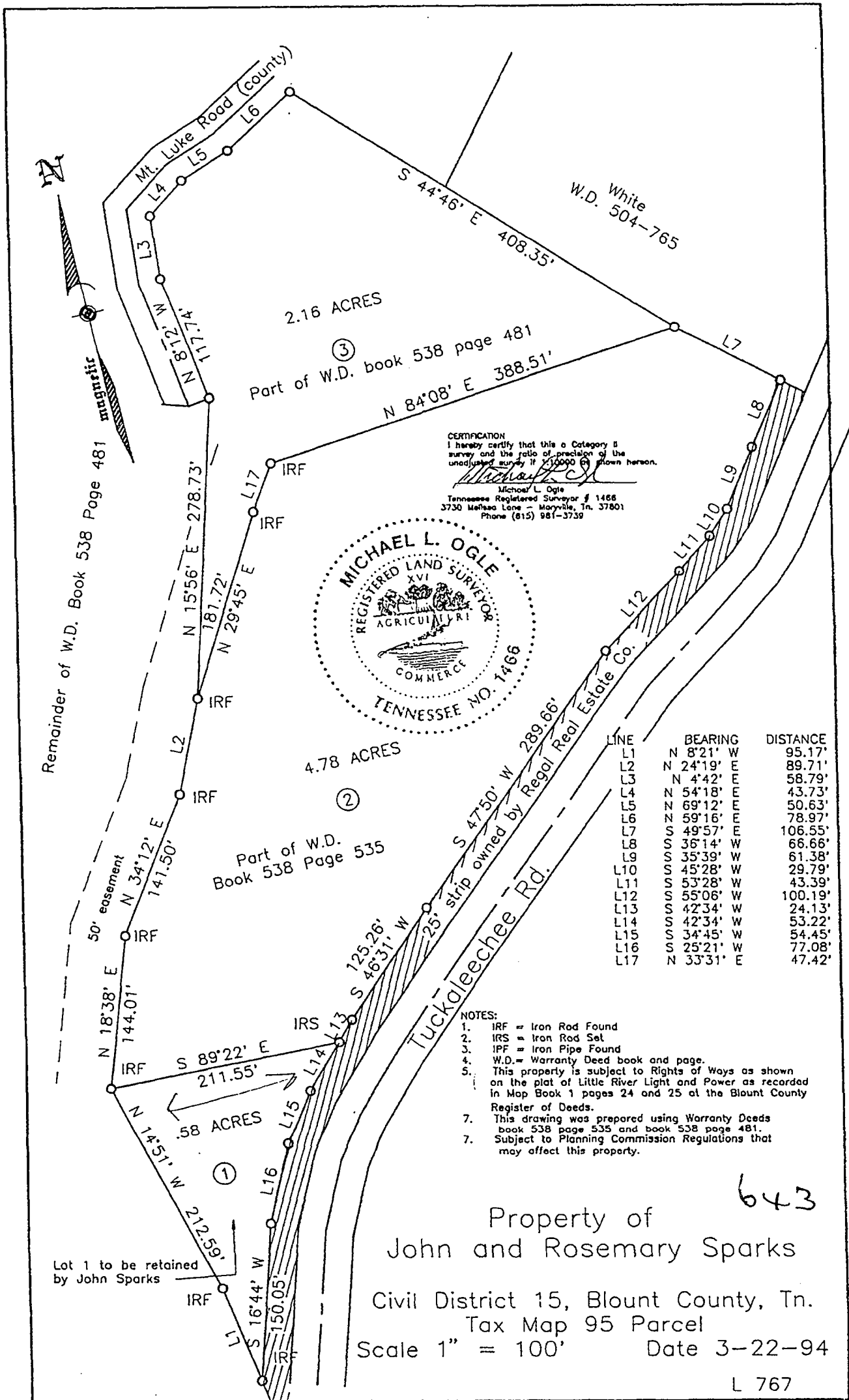
Howard L. Lunday

29 April 94 11:55A.

Received for record the ... day of ... 1994.

Howard L. Lunday

REGISTRAR OF DEEDS



Remainder of W.D. Book 538 Page 481

50' easement
N 18°38' E 144.01'
N 34°12' E 141.50'
N 15°56' E 278.73'
N 18°17' E 477.11'
N 8°17' E 388.51'

2.16 ACRES
Part of W.D. book 538 page 481
③

4.78 ACRES
Part of W.D. Book 538 Page 535
②

①
N 14°51' W 212.59'
S 89°22' E 211.55'
S 16°44' W 150.05'
S 16°44' W 150.05'
S 16°44' W 150.05'

Lot 1 to be retained by John Sparks



CERTIFICATION
I hereby certify that this is a Category II survey and the ratio of precision of the unadjusted survey is 1/10000 as shown hereon.
Michael L. Ogle
Tennessee Registered Surveyor # 1466
3730 Meigs Lane - Morristown, TN. 37801
Phone (615) 981-3739

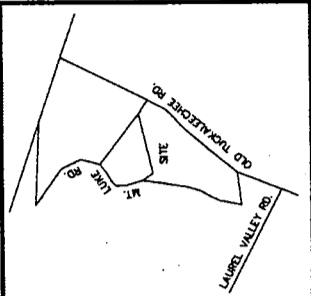
LINE	BEARING	DISTANCE
L1	N 8°21' W	95.17'
L2	N 24°19' E	89.71'
L3	N 4°42' E	58.79'
L4	N 54°18' E	43.73'
L5	N 69°12' E	50.63'
L6	N 59°16' E	78.97'
L7	S 49°57' E	106.55'
L8	S 36°14' W	66.66'
L9	S 35°39' W	61.38'
L10	S 45°28' W	29.79'
L11	S 53°28' W	43.39'
L12	S 55°06' W	100.19'
L13	S 42°34' W	24.13'
L14	S 42°34' W	53.22'
L15	S 34°45' W	54.45'
L16	S 25°21' W	77.08'
L17	N 33°31' E	47.42'

- NOTES:
1. IRF = Iron Rod Found
 2. IRS = Iron Rod Set
 3. IFF = Iron Pipe Found
 4. W.D. = Warranty Deed book and page.
 5. This property is subject to Rights of Ways as shown on the plat of Little River Light and Power as recorded in Map Book 1 pages 24 and 25 at the Blount County Register of Deeds.
 6. This drawing was prepared using Warranty Deeds book 538 page 535 and book 538 page 481.
 7. Subject to Planning Commission Regulations that may affect this property.

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Property of
John and Rosemary Sparks
Civil District 15, Blount County, Tn.
Tax Map 95 Parcel
Scale 1" = 100' Date 3-22-94
L 767

18X24



This subdivision was done on an existing public road. The improvements reflecting to County specifications, and according to the specifications of the Blount County Planning Commission's Subdivision Ordinance, have been made for their installation.

DATE: 11-2-10
 COUNTY PLANNING COMMISSION: *B. D. Dyer*
 CERTIFICATE OF ACCURACY: I hereby certify that the plan shown and described herein is a true and correct copy of the original plan on file with the Blount County Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Blount County Subdivision Regulations.

DATE: 03/31/10
 SIGNATURE: *Glenn Harrelson*
 Glenn Harrelson RLS #2658

CERTIFICATE OF APPROVAL FOR RECORDING: This subdivision has been found to comply with the Subdivision Regulations for the Blount County Planning Commission, and that it has been approved by that body for recording in the office of the county register.

DATE: 11/2/10
 SECRETARY: *Glenn Harrelson*
 PLANNING COMMISSION

ELECTRIC UTILITY SERVICE: This subdivision is within the service area of the CITY OF ALCOHA ELECTRIC. (Existing conditions apply.)

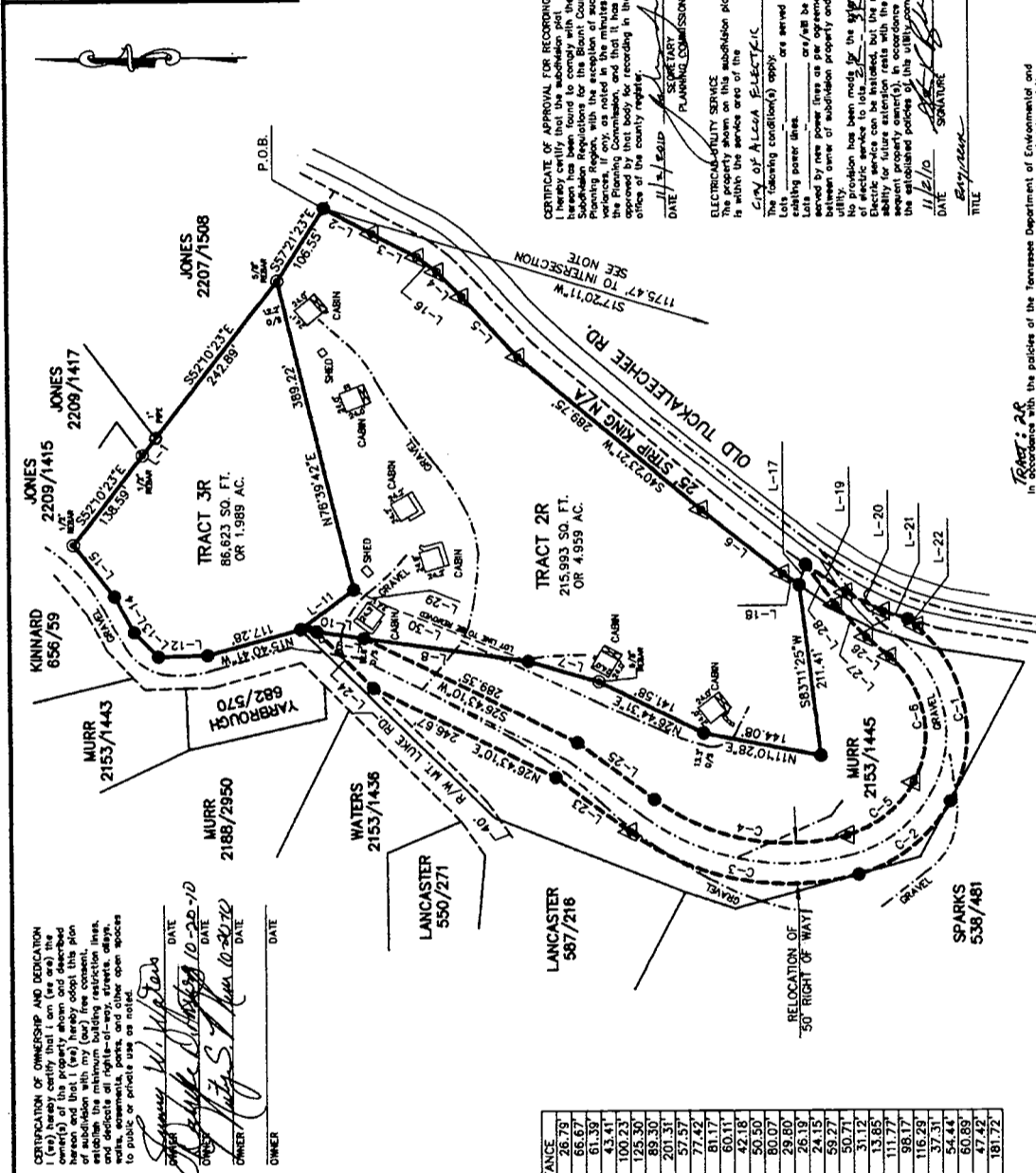
RELOCATION OF WAY: 50' RIGHT OF WAY

DATE: 11/2/10
 SIGNATURE: *Ray Green*
 TITLE

PHYLIS LEE CRIST, Register
 Blount County Register
 Instrument #: 62528
 RECORDED: 11/2/2010 AT 2:53 PM
 FILE #: 2658-2658

WHEN BEARING ORIGINAL SURVEY WHEN BEARING ORIGINAL SURVEY TYPE "2" SURVEY AND THAT THE UNADJUSTED RATIO OF PRECISION IS 1:7500+ AS SHOWN HEREON.

GLENN HARRELSON
 TENN. REG. NO. 2068



TRACT: 2R

Director of Environmental Health
 Blount County Health Department
 Date: 11-1-10
 Signature: *Roy Green*

In accordance with the policies of the Tennessee Department of Environment and the Blount County Health Department has not evaluated the existing subsurface sewage disposal system (SSD) on the property represented by this plat. In approving this plat for recording, the Blount County Environmental Health Department makes no representation as to the performance of the existing SSD system or its future performance.

RELOCATION OF WAY: 50' RIGHT OF WAY

FINAL PLAT
 REPLAT OF TRACTS 2 & 3 UNRECORDED
 AND RELOCATION OF A 50' RIGHT OF WAY
 DISTRICT: 15
 BLOUNT CO., TN.
 TOTAL AREA = 6.948 ACRES

UNRECORDED TRACTS 2 & 3 ARE SUBJECT TO RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, AND OTHERS THAT MAY APPLY TO THE LAND HEREON. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING A TITLE CURATIVE INSTRUMENT AND OTHERS THAT MAY APPLY, FOR MORE COMPLETE PROTECTION A TITLE ATTORNEY SHOULD BE CONSULTED.

THIS SURVEY IS A RESTATEMENT OF AN UNRECORDED SURVEY AND IS TO BE USED BY HOMEOWNER AND NOT AS A BASIS FOR A FUTURE SURVEY. THIS SURVEY IS NOT TO BE USED AS A BASIS FOR A FUTURE SURVEY. THIS SURVEY IS NOT TO BE USED AS A BASIS FOR A FUTURE SURVEY. THIS SURVEY IS NOT TO BE USED AS A BASIS FOR A FUTURE SURVEY.

DATE: 11-1-10
 SIGNATURE: *Roy Green*
 TITLE

SCALE: 1" = 100'

BY: G.H.

DATE: 10-20-10

DATE: 10-20-10

DATE: 10-20-10

DATE: 10-20-10

ACCURATE SURVEYORS
 FOR ALL YOUR LAND SURVEYING NEEDS
 OFFICE (865)856-5050
 5188 N. TRIGONIA RD. GREENBACK, TN. 37742
 FAX (865)856-0065

UPDATES: 4/14/10 REVISIONS

DATE	BY	DESCRIPTION
10-20-10	G.H.	DATE: 10-20-10
10-20-10	G.H.	DATE: 10-20-10
10-20-10	G.H.	DATE: 10-20-10
10-20-10	G.H.	DATE: 10-20-10

2858A

Approval is hereby granted for lots 3R defined as
WATERS ENTERPRISES, LLC, Blount County, Tennessee
as being suitable for subsurface sewage disposal (SSD) with the listed attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and a SSD system permit issued by the Division of Environmental Health. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

Harry M. Jernigan 11-7-10
Director, Environmental Health Date
Blount Co. Health Department

Lots: 3R
are approved for standard individual
subsurface sewage disposal system serving
a maximum of THREE bedrooms.

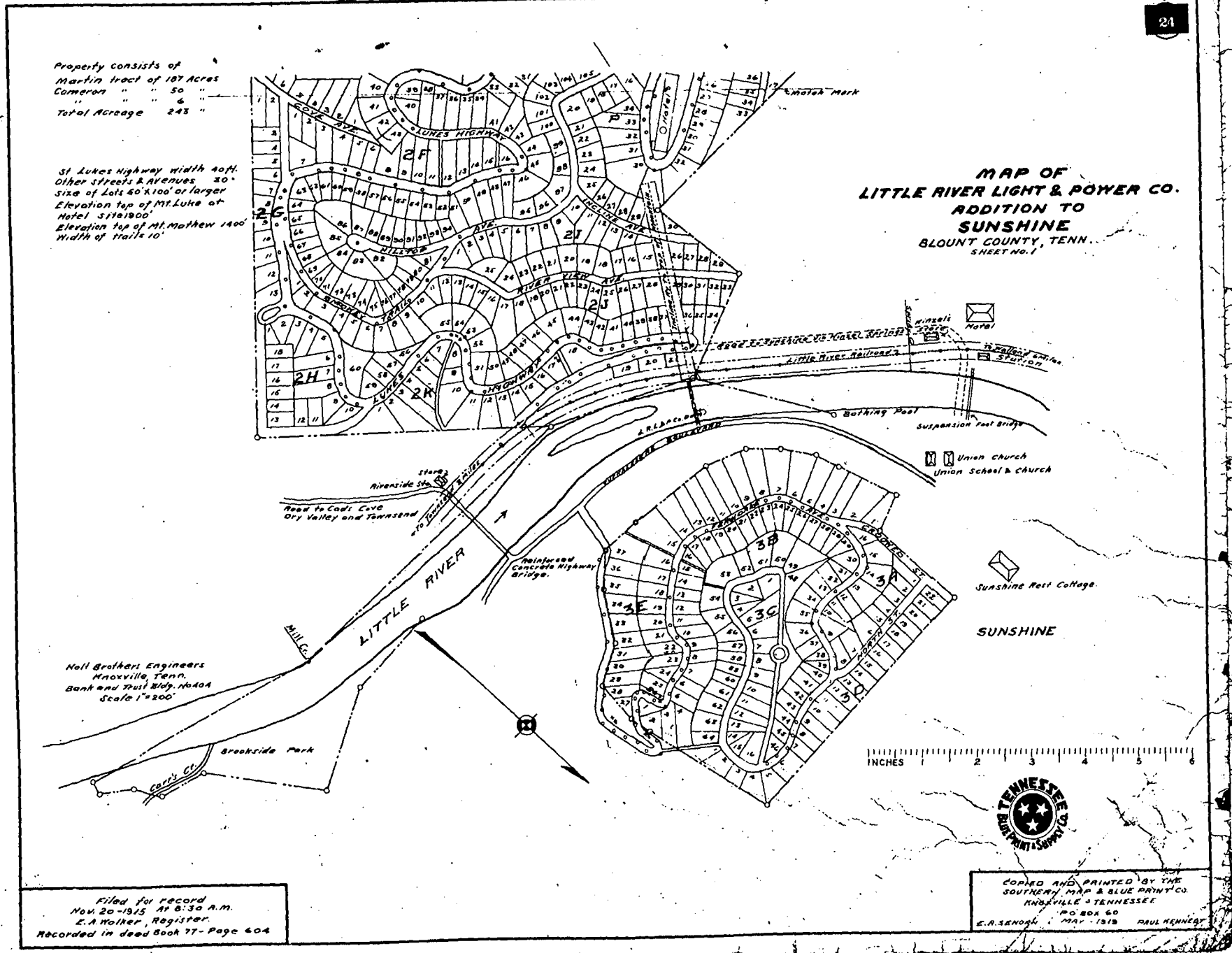
House design, size, location, and
driveway design will determine
the actual number of bedrooms
for which a permit may be issued.

Property consists of
 Martin tract of 187 Acres
 Cameron " " 50 "
 Total Acreage 243 "

St. Lukes Highway width 40ft.
 Other streets & Avenues 30'
 size of Lots 40'x100' or larger
 Elevation top of Mt. Luke at
 Hotel 5171.900'
 Elevation top of Mt. Mathew 1400'
 Width of trails 10'

MAP OF
 LITTLE RIVER LIGHT & POWER CO.
 ADDITION TO
 SUNSHINE
 BLOUNT COUNTY, TENN.
 SHEET No. 1

Map Book
 1, Page 24



Holl Brothers Engineers
 Knoxville, Tenn.
 Bank and Trust Bldg. No. 404
 Scale 1"=200'

Filed for record
 Nov. 20-1915 11:30 A.M.
 E. A. Walker, Register.
 Recorded in deed Book 77- Page 604

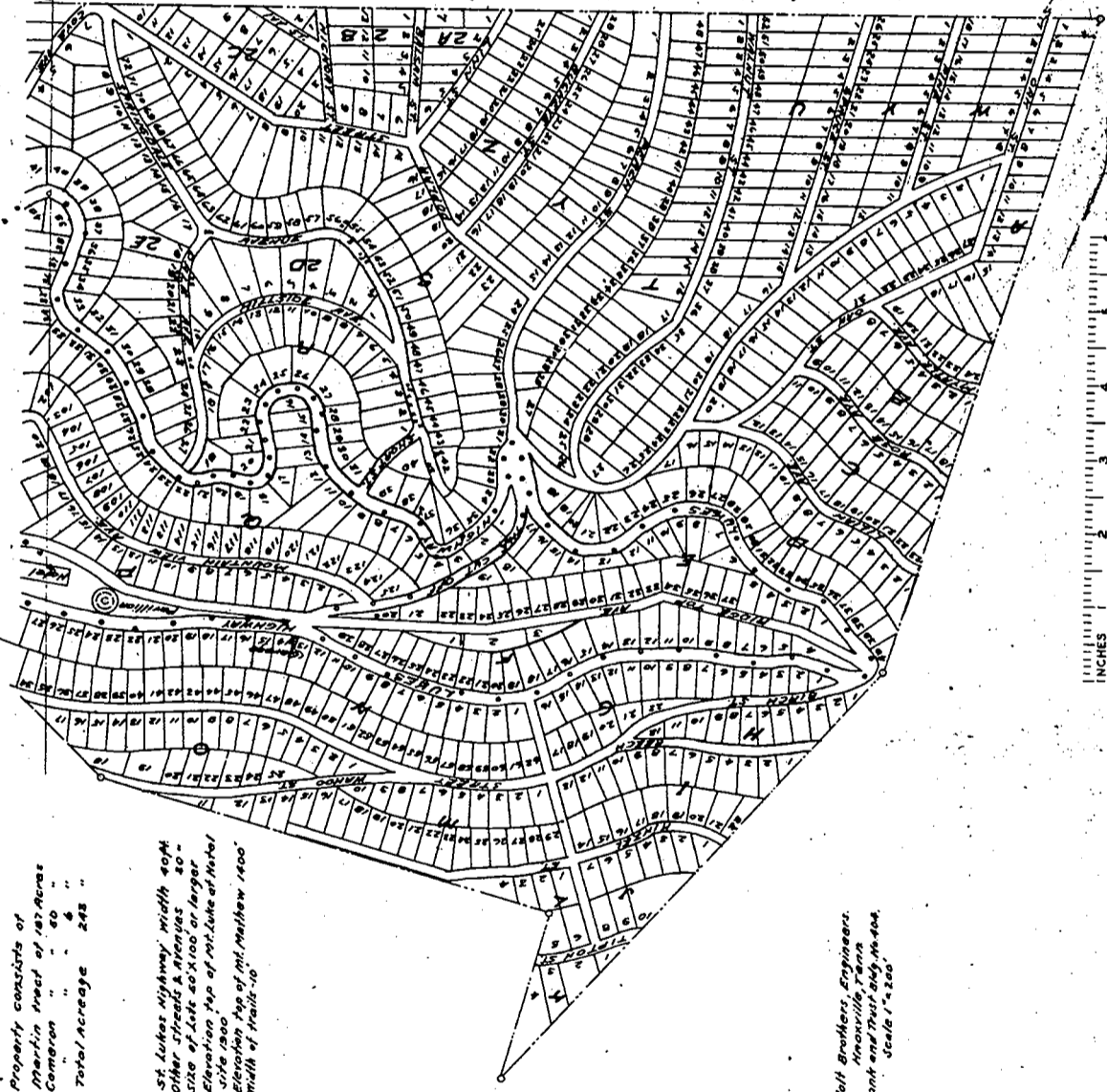
COPIED AND PRINTED BY THE
 SOUTHERN MAP & BLUE PRINT CO.
 ANDERSON, TENNESSEE
 P.O. BOX 60
 E. A. SENDALL, MAP-1915 PAUL HENNEY

13A

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**MAP OF
LITTLE RIVER LIGHT & POWER CO.
ADDITION TO
SUNSHINE
BLOUNT COUNTY, TENN.
SHEET No. 2**

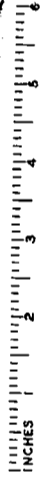
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SOUTHWESTERN & SAGE PRINT CO.
MEMPHIS, TENNESSEE
E. A. SEBASTIAN, CHAS. J. JONES, PAUL KENNEDY



Property consists of
Martin Street of 182 Acres
Cameron " " 60 " "
Total Acreage 242 "

St. Luke's Highway, width 40 ft
Other streets & avenues 30 -
size of lots 20 x 100 or larger
Elevation top of Mt. Luke at level
with 1900.
Elevation top of Mt. Mathew 1400'
width of trail 10'

Holt Brothers, Engineers,
Memphis, Tenn.
Bank and Trust Bldg. No. 404,
Scale 1" = 200'



Filed for record
Nov 20-1915 At 8:30 A.M.
E. A. Walker, Register.
Recorded in deed book 77 - Page 604

Map book 1,
Page 25