

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1500
Knoxville, TN 37929
(151768/tma)

CLT #159-025

WARRANTY DEED

THIS INDENTURE made this ____ day of _____, 2015, between EZELL SPARRY, unmarried widower, (by and through his duly appointed Attorney-in-Fact, Mary Linda Blair), First Party, and _____, of ____ County, Tennessee, Second Party.

WITNESSETH:

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to him in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

SITUATED in District No. Nine (9) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, and being more fully described as follows:

BEING all of Lot 3, in the Ezell Sparry Subdivision, according to the survey of June 23, 1998, by Marshall Monroe, and recorded in Plat Cabinet P, Slide 259-D, in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at a point in the northeast line of the right of way of Rhea Road, South 34 deg. 55 min. West, 60.33 feet to a point at an iron pin; thence South 30 deg. 15 min. West, 134.5 feet to a point at an iron pin; thence South 31 deg. 55 min. West, 95.16 feet to a point in the northeast line of right of way of Rhea Road, corner to Casey; thence with the line of Casey, South 52 deg. 48 min. East, 161.50 feet to a point of corner Lot 2; thence with the line of said Lot 2, South 64 deg. 41 min. East, 306.97 feet to a point at an iron pin; thence North 31 deg. 47 min. East, 216.60 feet to a point at an iron pin; thence North 53 deg. 44 min. West, 468.01 feet to an iron pin at the point of BEGINNING.

BEING the same property conveyed to Ezell Sparry and Nina Sparry by deed from Ezell Sparry, dated December 12, 2001, recorded as Instrument No. 200112120047702, in the Register's Office for Knox County, Tennessee.

Nina Sparry died on September 28, 2008, leaving Ezell Sparry as the surviving tenant by the entirety.

with the hereditaments and appurtenances thereto appertaining, and all covenants and warranties running in favor of the First Party relating to the property; TO HAVE AND TO HOLD the same unto the Second Party, ____ heirs, successors and assigns forever.

AND said First Party, for himself and his heirs and assigns, does hereby covenant with said Second Party, ___ heirs, successors and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject to the matters set forth herein and taxes for 2015, which shall be prorated as of the date of closing and which Second Party assumes and agrees to pay.

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 Party hereunder has executed this instrument as of the day and year first above written.

EZELL SPARRY, by and through his duly
appointed Attorney in Fact, Mary Linda
Blair

Mary Linda Blair, Attorney-in-Fact for
Ezell Sparry

