

OWNER/RESPONSIBLE TAXPAYER:

Map 121D, Group C, Parcels 047 and 048

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929
File No. 170077 (TMA)

LIMITED WARRANTY DEED

THIS INDENTURE made as of the ____ day of _____, 2017, between FOSTER D. ARNETT, JR. and THE TRUST COMPANY OF KNOXVILLE, TRUSTEE OF THE FOSTER ARNETT, JR. EXEMPT FAMILY TRUST, First Parties, and _____, Second Parties:

WITNESSETH

THAT SAID FIRST PARTIES, for and in consideration of the sum of TEN NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to them in hand paid by said Second Parties, 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 Parties, the real property described as follows:

TRACT 1: SITUATED in District No. Five (formerly Eight) of Knox County, Tennessee, and within the 24th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 20B in DeWitt M. Shepard Jr.'s Revision of Lot 20, Cherokee Hills Addition, as shown on the map of the same of record in Map Book 18, page 114, in the Knox County Register's Office, and being more fully described as follows:

BEGINNING at a point in Dr. Clifford E. Barbour's wood line, distant North 27 deg. 48 min. West, 531.15 feet measured along the west line of the Barbour property from the northwest line of Scenic Drive, said BEGINNING point being at the northeast corner of Lot 20B and the southeast corner of Lot 20B; thence continuing with Barbour's line, North 27 deg. 48 min. West, 150 feet to a stake at the common corner of Lots 20A and 20B; thence with the dividing line between Lots 20A and 20B, South 58 deg. 35 min. West, 227.5 feet to the centerline of a 30 foot private drive; thence with the centerline of said private drive, South 27 deg. 48 min. East, 150 feet to a point at the northwest corner of Lot 20R; thence North 58 deg. 35 min. West, 227.5 feet to the place of BEGINNING, subject, however, to the easement for a joint private driveway over the western 15 feet of boundary hereinabove described, in favor of the second partition hereto, and the owners of Lot 25 of the Mutual Realty Company Addition to Cherokee Hills, as well as the owners of Lot 20R in DeWitt M. Shepard Jr.'s Revision of said Lot 20, and including an easement for a private driveway 30 feet in width extending from the northwest corner of the lot herein described to the northwest corner of Lot

20A, at which point said easement is 15 feet in width and extends from said point South 58 deg. 35 min. West to Alta Vista Way.

BEING the same property conveyed to Foster D. Arnett and wife, Jean M. Arnett by Warranty Deed from DeWitt M. Shepard and wife, Billie T. Shepard, dated August 31, 1951, and recorded in Deed Book 871, page 137, in the Knox County Register's Office; Foster D. Arnett died on December 8, 2002, leaving Jean M. Arnett as the surviving tenant by the entireties; and BEING part of the same property in which an undivided 1% interest was conveyed to Foster D. Arnett, Jr. by Warranty Deed from Jean M. Arnett, dated November 23, 2004, and recorded as Instrument No. 200412060046119, in the Knox County Register's Office; Jean M. Arnett died testate on or about December 4, 2008, with her Will being recorded in Will Book 179, page 634, in the Chancery Court for Knox County, Tennessee, Probate Division, devising a 99% undivided interest in subject property to the Foster Arnett, Jr. Exempt Family Trust; and BEING part of the same property conveyed to Home Federal Bank of Tennessee, Trustee of the Foster Arnett, Jr. Exempt Family Trust, by Warranty Deed from Home Federal Bank of Tennessee, Executor of the Estate of Jean M. Arnett, dated July 14, 2011, and recorded as Instrument No. 201107200003443, in the Knox County Register's Office; and BEING part of the same property conveyed to The Trust Company of Knoxville, Trustee of the Foster Arnett, Jr. Exempt Family Trust, by Quitclaim Deed from Home Federal Bank of Tennessee, Trustee, dated December 19, 2011, and recorded as Instrument No. 201202010042332, in the Knox County Register's Office.

TRACT 2: SITUATED in District No. Five (formerly Eight) of Knox County, Tennessee, and within the 24th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 20A in DeWitt M. Shepard Jr.'s Resubdivision of Lot 20, Kingston Pike Land Company's Addition, a part of Cherokee Hills, as shown on the map of the same of record in Map Book 18, page 114, in the Knox County Register's Office, and being more fully described as follows:

BEGINNING at a point in the center of a 30 foot private drive, said point being at the northwest corner of Lot 20B and the southwest corner of Lot 20A; thence with the centerline of said 30 foot private drive, North 27 deg. 48 min. West, 146.5 feet to a point in the south line of Lot 28; thence with the dividing line between Lots 20A and 28, North 58 deg. 35 min. East, 227.5 feet to the common corner between Lots 20A, 28 and 19; thence with the dividing line between Lots 19 and 20A, South 27 deg. 48 min. East, 146.5 feet to the northeast corner of Lot 20B; thence with the dividing line between Lots 20B and 20A, South 58 deg. 35 min. West, 227.5 feet to the place of BEGINNING.

BEING the same property conveyed to Foster D. Arnett and wife, Jean M. Arnett by deed from W. Eidson Smith and wife, Jane Smith, dated October 19, 1955, and recorded in Deed Book 997, page 235, in the Knox County Register's Office;

Foster D. Arnett died on December 8, 2002, leaving Jean M. Arnett as the surviving tenant by the entireties; and BEING part of the same property in which an undivided 1% interest was conveyed to Foster D. Arnett, Jr. by Warranty Deed from Jean M. Arnett, dated November 23, 2004, and recorded as Instrument No. 200412060046119, in the Knox County Register's Office; Jean M. Arnett died testate on or about December 4, 2008, with her Will being recorded in Will Book 179, page 634, in the Chancery Court for Knox County, Tennessee, Probate Division, devising a 99% undivided interest in subject property to the Foster Arnett, Jr. Exempt Family Trust; and BEING part of the same property conveyed to Home Federal Bank of Tennessee, Trustee of the Foster Arnett, Jr. Exempt Family Trust, by Warranty Deed from Home Federal Bank of Tennessee, Executor of the Estate of Jean M. Arnett, dated July 14, 2011, and recorded as Instrument No. 201107200003443, in the Knox County Register's Office; and BEING part of the same property conveyed to The Trust Company of Knoxville, Trustee of the Foster Arnett, Jr. Exempt Family Trust, by Quitclaim Deed from Home Federal Bank of Tennessee, Trustee, dated December 19, 2011, and recorded as Instrument No. 201202010042332, in the Knox County Register's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records of the Knox 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.

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 Parties, their heirs, successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

This conveyance is made subject to the matters set forth herein and 2017 taxes which shall be prorated as of the date of closing and which Second Parties assume and agree to pay.

First Parties covenant that they are lawfully seized in fee simple of the premises and that they have a good and lawful right to sell and convey the same. Except as stated herein, First Parties further covenant that they will warrant and defend the title to said premises unto the Second Parties, their heirs, successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Parties, but no further or otherwise.

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 or have caused this instrument to be executed as of the day and year first above written.

Foster D. Arnett, Jr.

The Trust Company of Knoxville, Trustee of
the Foster Arnett, Jr. Exempt Family Trust

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, FOSTER D. ARNETT, JR., the within named bargainor, with whom I am personally acquainted (or who 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 _____,
2017.

Notary Public

My Commission expires:

STATE OF _____

COUNTY OF _____

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ___self to be the _____ of THE TRUST COMPANY OF KNOXVILLE, TRUSTEE OF THE FOSTER ARNETT, JR. EXEMPT FAMILY TRUST, the within named bargainor, a _____, and that ___he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____.

WITNESS my hand and official seal at office this _____ day of _____, 2017.

Notary Public

My Commission Expires: _____

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 _____, 2017.

Notary Public

My Commission Expires: _____