

OWNER/RESPONSIBLE TAXPAYER:

Map 122N, Group E, Parcel 016

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929
File No. 221724 (TMA)

WARRANTY DEED

THIS INDENTURE made as of the _____ day of _____, 2022,
between RIMMER BROTHERS, INC., a Tennessee corporation, formerly known as
Rimmer Brothers Truck Parts, Inc., First Party, and _____,
_____, Second Parties:

WITNESSETH

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

SITUATED in District 9 of Knox County, Tennessee, and lying on the southerly
side of Maryville Pike and being more particularly described as follows:

BEGINNING at a point in the southern line of said Maryville Pike, distant North
46 deg. 40 min. East, 182.08 feet from the point of intersection of the centerline
of a 30 foot right-of-way with the southern line of Maryville Pike, said
BEGINNING point being referred to in previous deeds as the corner of Lot No. 4,
Subdivision "A"; thence along the southern line of Maryville Pike, North 46 deg.
40 min. East, 235.42 feet to a pin in the southern line of said Maryville Pike;
thence leaving said Maryville Pike, South 29 deg. 42 min. East, 278 feet to a point
in the northern right-of-way line of the L & N Railway, said point being marked
by a pin; thence South 49 deg. 01 min. West, 174.98 feet, more or less, to a point
in the northern line of said railway right-of-way; thence North 43 deg. 21 min.
West, 263.2 feet to the point of BEGINNING.

Reference is made to survey of the above described property made June 16, 1964,
by Sehorn and Kennedy, Civil Engineers, Knoxville, Tennessee, bearing Map No.
13,544.

BEING the same property conveyed to Rimmer Brothers Truck Parts, Inc., by
Quitclaim Correction Deed from Donald Cameron and wife, Elizabeth Cameron,
dated June 6, 1978, and recorded in Deed Book 1646, page 754, 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 therein, including homestead. TO HAVE AND TO HOLD the same unto the Second Parties, their heirs, successors and assigns forever.

AND First Party, for itself and its successors and assigns, does hereby covenant with said Second Parties, their heirs, successors and assigns, that it 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 it 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 2022 taxes which shall be prorated as of the date of closing and which Second Parties assume and agree 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 has caused this instrument to be executed as of the day and year first above written.

Rimmer Brothers, Inc.

By: _____

Title: _____

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 RIMMER BROTHERS, INC., the within named bargainor, a Tennessee corporation, 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 _____, 2022.

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 _____, 2022.

Notary Public

My Commission Expires: _____