

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:

Map 122N, Group E, Parcel 018

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929
File No. 221723 (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 No. 9 of Knox County, Tennessee, formerly the
Fourteenth Civil District of Knox County, Tennessee, and without the corporate
limits of the City of Knoxville, Tennessee, and being more particularly described
in four tracts as follows:

Tract I: BEING known and designated as all of Lot 1, Joseph Lewis' third
Addition, as shown upon revised map of same, of record in Map Book 15, page
61, in the Knox County Register's Office, to which map specific reference is
hereby made, said lot fronting 140 feet on the southeasterly side of Maryville
Pike, and extending back between parallel lines in a southeasterly direction 280
feet, more or less, to the L & N Railroad right-of-way.

Tract II: BEING a portion of Lot 2 and a portion of a 30 foot lot west of Lot 2,
Joseph Lewis' Third Addition to Vestal, Tennessee, as shown upon map of same
of record in Map Book 14, page 214, in the Knox County Register's Office, and
being all of Lot 2, Revised Map of Lots 1 and 2 of Joseph Lewis' Third Addition,
as shown upon map of same of record in Map Book 15, page 61, in the Knox
County Register's Office, fronting 131 feet on the south line of Maryville Pike
and running back in a southeasterly direction 290 feet, more or less, to the right-
of-way of the L & N Railroad, said lot being more particularly bounded and
described as follows, to-wit:

BEGINNING at a point in the south line of Maryville Pike, common corner to
Lots 2 and 3; thence in a southerly direction with the dividing line between Lots 2

and 3, 290 feet, more or less, to the north line of the L & N Railroad right-of-way; thence with the north line of said railroad right-of-way in a westerly direction 161.5 feet, more or less, to a point in said 30 foot lot; thence in a northerly direction parallel with the west boundary line of said subdivision 279 feet, more or less, to a point in the south line of Maryville Pike at a point 140 feet east of the intersection of the west line of said subdivision with the south line of Maryville Pike; thence with the south line of Maryville Pike in an easterly direction 131 feet to the point of BEGINNING.

Tract III: BEING the southwestern 75 feet of Lot 3, Joseph Lewis Third Addition to Vestal, as shown upon map of same, of record in Map Book 10, page 14, in the Knox County Register's Office, that portion of said lot herein described and conveyed having a frontage of 75 feet on the southeasterly side of Maryville Pike and extending back on a parallel line and with the common dividing line between Lots 2 and 3 in said addition 290 feet, more or less, to the L & N Railroad right-of-way.

Tract IV: BEING the southwesterly 50 feet of Lot 5 and the northeasterly 25 feet of Lot 3, Joseph Lewis Third Addition to Vestal, as shown upon map of same, of record in Map Book 10 page 14, in the Knox County Register's Office, those portions of said lots herein described and conveyed lying adjacent, forming one boundary, having a frontage of 75 feet on the southeasterly side of Maryville Pike and extending back in a southeasterly direction between parallel lines 292 feet, more or less, to the northwesterly right-of-way line of the L & N Railroad.

BEING the same property conveyed to Rimmer Brothers Truck Parts, Inc. by Warranty Deed from Knoxville Scenic Studios, Inc, dated May 30, 1992, and recorded in Deed Book 2072, page 862 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 bargainer, 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: _____