

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of \$6300.00 and other good and valuable considerations sufficient to us, in hand paid, the receipt of which is hereby acknowledged we AREL GENE SEATON and wife, DOROTHY E. SEATON, have this day bargained and sold, and do hereby transfer and convey unto CLYDE BROOKS and wife, NORMA BROOKS, their heirs and assigns, the following described property, to wit:

SITUATE in the 10th Civil District of Greene County, Tennessee, and being more particularly described as follows:

BEGINNING on the road right-of-way on a highway concrete marker (new portion of highway 70 on the West side of Greeneville); thence leaving the highway right-of-way South 29 deg 53 min 41 sec West 32.8 feet to a highway marker; thence North 79 deg 30 min 56 sec West 176.31 feet to a highway marker; thence South 19 deg 44 min 41 sec West 7.8 feet to a highway marker; thence North 70 deg 47 min 04 sec West 64.69 feet to a PT; thence North 7 deg 40 min 39 sec West 163.24 feet; thence North 8 deg 02 min 09 sec West 271.02 feet; thence North 65 deg 03 min 24 sec East 93.0 feet to a highway marker on the highway right-of-way; thence with the highway right-of-way for the next 3 calls South 25 deg 18 min 19 sec East 2.72 feet to a highway marker; thence with a curve with a radius of 1180.92 feet with an arc of 493.12 feet to a highway marker and end of curve; thence with the highway right-of-way South 25 deg 46 min 40 sec East 46.34 feet to a highway marker the point of BEGINNING.

THE above described property is conveyed subject to the following drainage easment that is adjacent to the last call of the above described property. Said easment is described as follows:

BEGINNING on the East right-of-way line of Hwy. 70 and being South 25 deg 46 min 40 sec East 10.15 feet from the highway marker; thence leaving the road right-of-way South 82 deg 10 min 35 sec East 22.53 feet; thence South 1 deg 49 min 27 sec West 20.00 feet; thence South 82 deg 10 min 33 sec East 35.82 feet to the line of the road right-of-way and being North 25 deg 46 min 40 sec West 12.18 feet from a highway right-of-way marker; thence with highway right-of-way North 25 deg 46 min 40 sec West 24.01 feet. Both this drainage Easment and the above described property were surveyed by Robert G. Campbell, RLS, Tennessee Licenses #6426, on October 25, 1991.

BEING a portion of the same property conveyed to AREL GENE SEATON and wife, DOROTHY E. SEATON by deed of HOLSTON UNITED METHODIST HOME FOR CHILDREN, INC., dated December 6, 1990, and appearing of record in Deed Book 432, page 502 in the Register's Office for Greene County, Tennessee.

This Instrument Prepared by  
CLYDE BROOKS, Attorney at Law  
Greeneville, Tennessee

THIS INSTRUMENT OR THESE IS  
FOR PAYMENT OF TAXES IS

PROPERTY OWNER

Name Clyde & Norma Brooks  
Address 449 E. W. 27th  
Greeneville, TN 37743

453-  
281

Map 1128 GP C Parcel 13  
Edith York  
PROPERTY ASSESSOR GREENE COUNTY  
The 22 day of Oct 19 93

TO HAVE AND TO HOLD the above property to the said CLYDE BROOKS and wife, NORMA BROOKS their heirs and assigns, in fee simple, forever.

WE covenant that we are lawfully seized and possessed of the property conveyed, have full right, power and authority to convey same, and that it is free from all encumbrances. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend title thereto, to the said CLYDE BROOKS, and wife, NORMA BROOKS their heirs and assigns,

against the lawful claims of all persons whatsoever.

WITNESS WHEREOF, we have placed our signatures on this the 22 day of February, 1998

I or we hereby swear or affirm that the actual consideration for this transfer of value of this property transferred whichever is greater is \$ 1300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Attest: *Carol R. Morrell*  
Subscribed and sworn to before me this the 21 day of February 1998  
Carol R. Morrell, Reg.  
CLERK OF THE COUNTY OF GREENE  
STATE OF TENNESSEE Deputy



*Arel Gene Seaton*  
AREL GENE SEATON  
*Dorothy E. Seaton*  
DOROTHY E. SEATON

PERSONALLY appeared before me, AREL GENE SEATON and wife, DOROTHY E. SEATON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL at office in Greeneville, Tennessee.



MY COMMISSION EXPIRES: 2-21-1996

RECORDED BY *Clayde Brook*  
CHECKS  COUNTY FEE  
RECALL  PAID

State of Tennessee, Greene County Register's Office  
This instrument recorded in Book 485 Page 219  
Received for record at 3:57 P.M. on this 21 day of Feb 1998  
State Tax \$4.81 Cr. 1.00 Rec'd fee \$3.81 Total \$3.81  
Noted in Book 485 Page 219  
RECORDED BY *Carol R. Morrell*  
Carol R. Morrell, Reg. Deputy

282

Received of *Shank's and Black's*  
CHECK  MAIL  *SMS*  
CASH  WIRE

**DEED OF CORRECTION**

WHEREAS, by deed of record in Deed Book 453, page 281, Register's Office for Greene County, Tennessee, AREL GENE SEATON and wife, DOROTHY E. SEATON, conveyed a certain tract of land in Greene County, Tennessee to CLYDE BROOKS and wife, NORMA BROOKS.

WHEREAS, by inadvertence and by mutual mistake, said deed contained an error in that the date of same was incomplete:

"WITNESS WHEREOF, We have placed our signatures on this the 22nd day of February, 199 ."

WHEREAS, the Grantees has requested the Grantors to correct said error and said Grantors have agreed to do so; the Grantors and Grantees hereby acknowledge that the legal description as contained therein was correct and said legal description is incorporated herein by reference as fully as if copied herein verbatim.

NOW, THEREFORE, the Grantors, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby avow and affirm that said deed should have borne the date of execution, and is hereby corrected to:

"WITNESS WHEREOF, We have placed our signatures on this the 22nd day of February, 1993."

BK 154A PG 718

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, in fee simple, forever, and Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record at Deed Book 453, page 281, Register's Office for Greene County, Tennessee, and the same contents thereof,

except for the incorrect date, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct date, and said instrument is accordingly incorporated herein by reference.

This Inst.  
Prepared By:  
CURT W. WELLS, JR.  
ATTORNEY AT LAW  
140 S. O'CONNOR ST.  
JONESBOROUGH, TN 37558  
(615) 752-8821

NAME & ADDRESS OF PROPERTY OWNER      NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:  
*Clyde Brooks*      *SMS*

*422 107 Cedar*  
*Shank's and Black's*

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signature on this the day and date first above written.

State of Tennessee, County of GREENE  
Received for record the 01 day of  
DECEMBER 1999 at 4:01 PM. (REG# 13460)  
Recorded in official records  
Book 164A pages 718-719  
State Tax \$ .00 Clerk's fee \$ .00  
Recording \$ 10.00, Total \$ 10.00.  
Registrar of Deeds JOY RABER  
Deputy Registrar KIM GUTHRIER

GRANTORS:

*Arel Gene Seaton*  
AREL GENE SEATON

*Dorothy E. Seaton*  
DOROTHY E. SEATON

GRANTEES:

*Clyde Brooks*  
CLYDE BROOKS

*Norma Brooks*  
NORMA BROOKS

STATE OF TENNESSEE:  
Greene COUNTY:

BK 164A PG 719



Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named AREL GENE SEATON and wife, DOROTHY E. SEATON, with whom I am personally acquainted, (or proved to me on satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein set forth.

WITNESS my hand and official seal at office in the State and County aforesaid on the 28 day of October, 1999.

*Terrell Park*  
NOTARY PUBLIC

My commission expires: 7-7-2002

STATE OF TENNESSEE:  
Greene COUNTY:

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named CLYDE BROOKS and wife, NORMA BROOKS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein set forth.

WITNESS my hand and official seal at office in the State and County aforesaid on this the 28 day of October, 1999.

