

THIS INSTRUMENT PREPARED FOR RECORDING BY:
SHANKS & BLACKSTOCK, ATTYS.
POST OFFICE BOX 1346
KNOXVILLE, TN 37901

The preparer of this Deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description. GDS/pb/187/Brooks,Clyde WD

WARRANTY DEED

THIS INDENTURE, made this _____ day of _____, 2010, between **CLYDE BROOKS AND WIFE, NORMA BROOKS**, First Parties, and, _____, Second Parties.

WITNESSETH:

That said First Parties, for and in consideration of the sum of ONE AND NO/100ths DOLLARS (\$1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

TRACT NO. 1:

SITUATED in District Ten (10) of Greene County, Tennessee, within the corporate limits of the City of Greeneville, Tennessee, and being more particularly bounded and described as follows:

THE NAME AND ADDRESS OF A PROPERTY OWNER:

ADDRESS: _____

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

ADDRESS: _____

PARCEL ID NO. _____



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 three (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 1,180.92 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 easement that is adjacent to the last call of the above described property. Said easement is described as follows:

BEGINNING on the east right of way line of Highway 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 _____ 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 easement and the above described property were surveyed by Robert G. Campbell, RLS, Tennessee License No. 6428, on October 25, 1991.

THERE IS EXCEPTED FROM THE ABOVE DESCRIBED PROPERTY, that portion and easements conveyed to the State of Tennessee, by Warranty Deed, dated November 21, 1991, and recorded in Book 437, page 466, in the Register's Office for Greene County, Tennessee.

BEING a portion of the property conveyed to Clyde Brooks and wife, Norma Brooks, by Arel Gene Seaton and wife, Dorothy E. Seaton, by Warranty Deed, dated February 22, 199_____, and recorded in Book 453, page 281, and corrected by Deed of Correction, dated February 22, 1993, and recorded in Book 164A, page 718, all in the Register's Office for Greene County, Tennessee.

THIS conveyance is made subject to Right of Way Deed for Highway Purposes, granted the State of Tennessee, by document recorded in Book 326, page 856, in the Register's Office for Greene County, Tennessee, and is further made subject to building set-back lines, and to all existing easements.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs, successors and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Second Parties, their heirs, successors and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2010, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

CLYDE BROOKS

NORMA BROOKS

