

This Instrument Prepared By:
Stephen C. Walling, Attorney
139 Fox Road, Suite 303
Knoxville, TN 37922
File No. 15672(A)

EXAMPLE WARRANTY DEED

THIS INDENTURE, made this 26th day of May, 2007, between

James M. Deaderick and wife, Melanie Deaderick

of Knox County, Tennessee, hereinafter referred to as **Grantor**, and

PURCHASER

of Knox County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises, to wit:

SITUATED in the Ninth(9th) Civil District of Knox County, Tennessee, and consisting of 4.21 acres more or less on the west right of way of Dick Ford Lane and the north right of way of Grandeur Drive said property being more particularly described as follows:

BEGINNING at an iron pin in the north right of way of Grandeur Drive said iron pin being located at the point of intersection of the north right of way of Grandeur Drive and west right of way of Dick Ford Lane; thence with the north right of way of Grandeur Drive South 76 deg. 01 min. 08 sec. West 264.51 feet to an iron pin; thence with the line of Grandview Subdivision the following calls and distances: North 21 deg. 18 min. 58 sec. West 115.34 feet to an iron pin; thence North 53 deg. 24 min. 02 sec. West 118.85 feet to an iron pin; thence North 36 deg. 37 min. 12 sec. East 149.73 feet to an iron pin; thence North 17 deg. 47 min. 50 sec West 85.04 feet to an iron pin; thence North 16 deg. 04 min. 58 sec. East 212.99 feet to an iron pin; thence North 83 deg. 52 min. 14 sec. East 252.01 feet to an iron pin in the west right of way of Dick Ford Lane; thence with the west right of way of Dick Ford Lane the following calls and distances: South 7 deg. 28 min. 47 sec. West 258.18 feet to an iron pin; thence South 2 deg. 21 min. 45 sec. East 260.33 feet to an iron pin; thence with a curve to the right said curve having a chord call South 36 deg. 49 min. 42 sec. West a chord distance of 38.75 feet (radius=25 feet, arc=34.2 feet) to an iron pin the place of BEGINNING according to the survey by John T. Adams, Adams Consulting Engineers, dated March 16, 1979 bearing Drawing Number FB10.

BEING a part of the same property conveyed to James M. Deaderick by Warranty Deed June 18, 1990, of record in Deed Book 2012, Page 138 of record in the Register's Office for Knox County, Tennessee.

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

THIS CONVEYANCE is made subject to all applicable restrictions, easements and building set-back lines as are shown in the records of the Knox County Register's Office.

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 Grantee, his/her heirs and assigns forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO

MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And said Grantor does hereby covenant with said Grantee, that Grantor 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 except 2007 property taxes which are to be prorated between the parties hereto and which Grantee herein assume and agree to pay**, and that Grantor 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 Grantor hereunder set his/her hand and seal the day and year first above written.

James M. Deaderick

Melanie Deaderick

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James M. Deaderick and Melanie Deaderick within named bargainors, 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 purposes therein contained.

Witness my hand and official seal at office, this _____ day of May, 2007.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF KNOX

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is _____.

Sworn to and subscribed before me, this _____ day of May, 2007. _____
Affiant

Notary Public

My Commission Expires: _____

SEND TAX BILLS TO:
PURCHASER

OWNER AND ADDRESS:
PURCHASER
W Dick Ford Lane, Knoxville, TN
CLT# 137/001

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