

Mail to: Prepared by:
McGolpin & Coffman
Attorneys at Law
829 McCallie Avenue
Chattanooga, Tn 37403

State of Tennessee, County of BRADLEY
Received for record the 03 day of
FEBRUARY 2004 at 9:25 AM. (RECH 149053)
Recorded in official records
Book 1405 pages 171- 173
State Tax \$ 888.00 Clerks Fee \$ 1.00,
Recording \$ 17.00, Total \$ 906.00,
Register of Deeds RAYMOND SWAFFORD
Deputy Register KELLI SWAFFORD

File #4470-04/mb

BK 1405 PG 171

GRANTEE

MORTGAGEE (IF ANY)

MAP PARCEL #

Linda S. Hyman

Part of 042H-E-1.04 ✓

3555 Keith St SW, Suite 211

Part of 042H-E-1.05 ✓

Cleveland, TN 37312

MAIL TAX BILLS TO:

GRANTEE (X)

MORTGAGEE ()

WARRANTY DEED

IN CONSIDERATION of One (\$1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged, **CREEKSIDE HOLDINGS, INC.**, (hereinafter referred to as "Grantor") does hereby sell, transfer and convey unto **LINDA S. HYMAN** (hereinafter referred to as "Grantee"), the following described real estate in Bradley County, Tennessee:

Office Condo Unit 211 of the Creekside Office Park as set out in Master Deed recorded in Book 1386, Page 999 and part of Lot 1, Creekside being a resubdivision of Dogwood Park, Lot 1 and Additional Property as shown by plat of record in Plat Book 17, Page 74, Register's Office of Bradley County, Tennessee to which reference is herein made.

For prior title see deed in Deed Book 1386, Page 995, in the Register's Office of Bradley County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc., as shown on said recorded plat.

Fifteen (15) foot utility and drainage easement on lot lines abutting public road; Ten (10) foot utility and drainage easement on all exterior lot lines; and Five (5) foot utility and drainage easement on all interior lot lines.

A detention pond easement is reserved to allow the city to enter the property and to make emergency repairs.

The pond is to be maintained by the owner of Lot One herein conveyed. The pond shall not be filled in or altered without the written permission of the Planning Commission upon the recommendation of the City Engineer.

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Cleveland Utilities shall have a Ten (10) foot utility easement centered on the existing utility lines, wherever they may exist as set out on Plat of Creekside.

Creekside Holdings, GP reserves a road right-of-way easement, including the right to place utilities thereupon BEGINNING in the Northwest line of Keith Street and having as its Northeast line a line with the following courses and distances; North 31 degrees Forty-five (45) minutes Zero (0) seconds West, 164.67 feet; and North 39 degrees 8 minutes 24 seconds West, 141.42 feet. Said easement shall be a uniform width of 25 feet and is intended for the future development of Lot 2, Creekside.

Restrictive conditions as set out for Dogwood Park Subdivision.

Fifteen (15) foot drainage easement as set out on said plat.

Fifteen (15) foot sewer line easement running the property as shown on said aforementioned survey.

Subject to any and all easements, rights of way, that may exist or extend on, over, through, into, over or under said property.

Asphalt encroachment as shown on aforementioned survey.

Subject to Master Deed for Horizontal Property Regime of Creekside Holdings Inc., recorded in Book 1386, Page 997, in the said Register's Office.

Taxes are to be prorated between the Grantor and the Grantee of even date herewith.

TO HAVE AND TO HOLD the same unto the said grantee, her heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, had full power and lawful authority to sell and convey the same, that the title thereto is clear, free and unencumbered, except as herein above mentioned, and it will forever warrant and defend the same against all lawful claims.

WITNESS my hand this 28th day of January, 2004.

CREEKSIDE HOLDINGS, INC.

BY: 

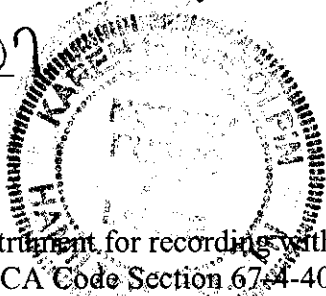
STATE OF TENNESSEE
COUNTY OF Bradley

On this 28th day of January, 2004, before me, a notary public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, William Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence and who upon oath acknowledged him/herself to be the President of **CREEKSIDE HOLDINGS, INC.**, and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by him/herself as such officer.

WITNESS my hand and Notarial Seal.

[Signature]
Notary Public

My Commission Expires: 12-05-07



STATE OF TENNESSEE
COUNTY OF Bradley

I (or We), hereby offering this instrument for recording within the meaning of the Statutes of the State of Tennessee, under TCA Code Section 67-4-409, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]
Affiant

Sworn to and subscribed before me this 28th day of January, 2004.

[Signature]
Notary Public

My Commission Expires: 12-05-07

