

SALE: JUNE 19, 2004
SATURDAY, 10:30 AM

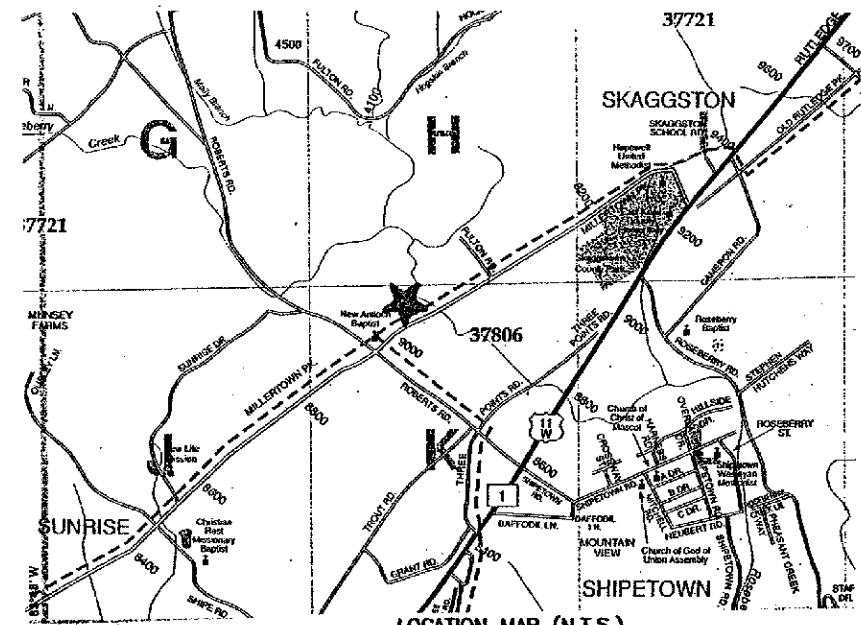


FURROW AUCTION COMPANY

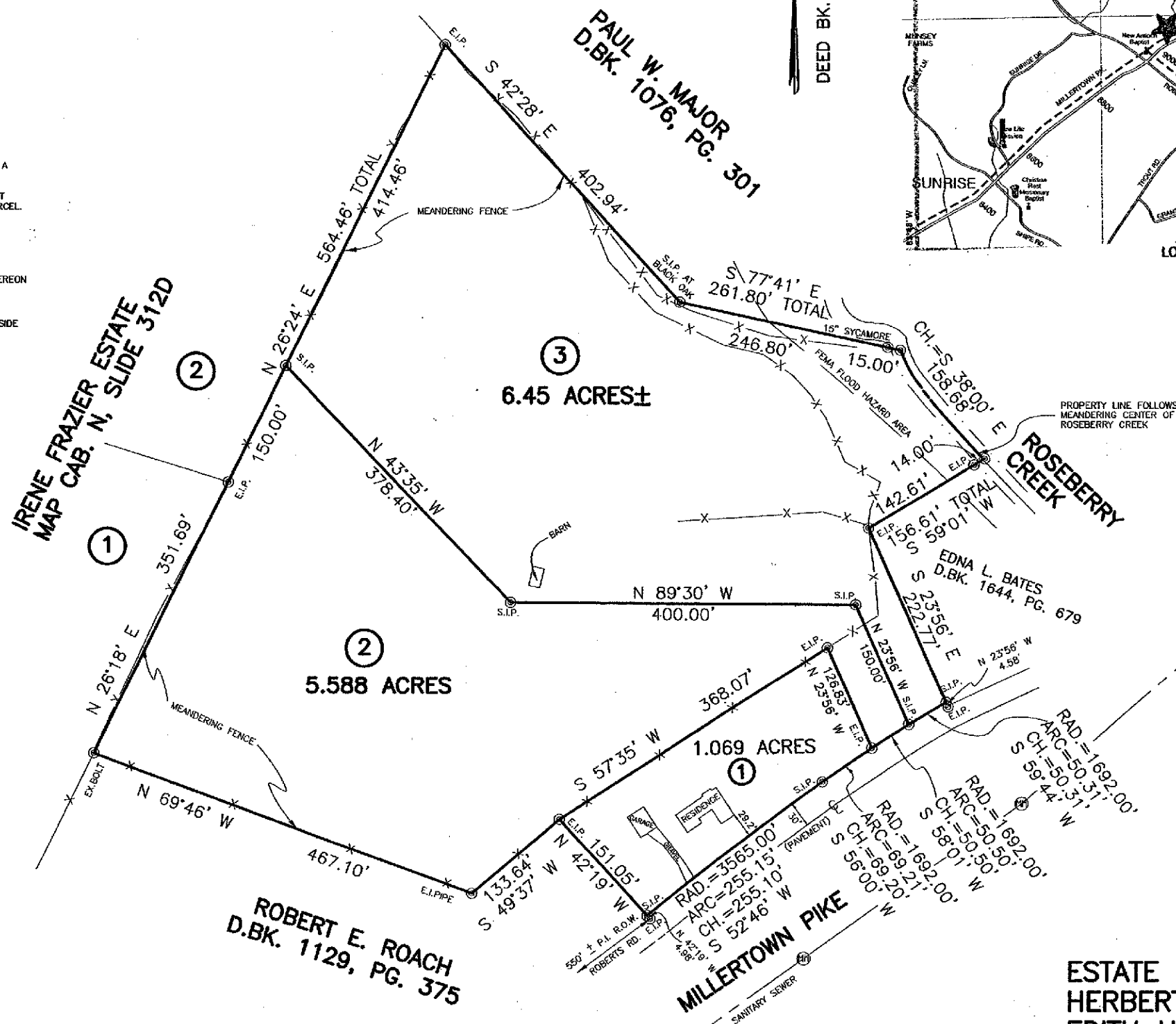
1022 Elm St. • Knoxville, TN 37921 • 865-546-3206 • Lic. #62

NOTES :

1. SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
3. PROPERTY ZONED A (AGRICULTURAL ZONE) PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
4. ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
5. 3 LOTS CONTAINING 13.107 ACRES.
6. REFERENCE : DEED BK. 909, PG. 567
7. (LOT 1) UTILITY AND DRAINAGE EASEMENTS OF 10 FEET ON INSIDE OF ROAD RIGHT-OF-WAYS AND OUTSIDE BOUNDARY LINES.



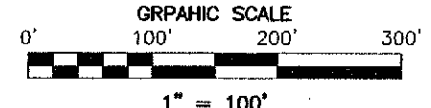
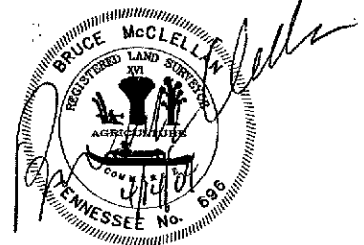
DEED BK. 1644, PG. 679



OWNER: EDNA LOUISE BATES, EXECUTRIX
8931 MILLERTOWN PIKE
MASCOT, TN. 37806-1701
PHONE: 933-5495

ESTATE OF
HERBERT T. BATES and
EDITH H. BATES
DISTRICT 8, KNOX CO., TN.
TAX MAP 41, PART OF PARCEL 102
DATE: APRIL 14, 2004

CERTIFICATE OF CLASS AND ACCURACY OF SURVEY.
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000 AS SHOWN THEREON.
Bruce McClellan
SURVEYOR
TENN. REG. NO. 696



TROTTER-McCLELLAN, INC.
Land Surveyors
3329 W. GOV. JOHN SEVIER HWY.
KNOXVILLE, TN. 37920
PHONE: 577-1244
FAX: 577-1245

DRAWING NO. 04-173

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

EDNA LOUISE BATES, EXECUTRIX. THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPTS THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I AM OWNER IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER HAVE AN UNRESTRICTED RIGHT TO DEEDS, RIGHTS-OF-WAY AND/OR GRANT EASEMENTS AS SHOWN ON THIS PLAN. I FURTHER CERTIFY THAT ALL RESTRICTIVE COVENANTS, IF ANY, WHICH APPLY TO THE LOTS ARE EITHER SHOWN ON THE PLAN OR ARE REFERRED TO THEREON, WITH COPIES OF THE REFERRED TO COVENANTS FILED WITH THE KNOX COUNTY REGISTER OF DEEDS.

Edna Louise Bates
Executrix
SIGNATURE

ZONING SHOWN ON OFFICIAL MAP A
DATE 5-4-04 BY Thomas Buehler

TAXES AND ASSESSMENTS. CERTIFICATION THAT TAXES AND ASSESSMENTS HAVE BEEN PAID SHALL BE AS FOLLOWS:
THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

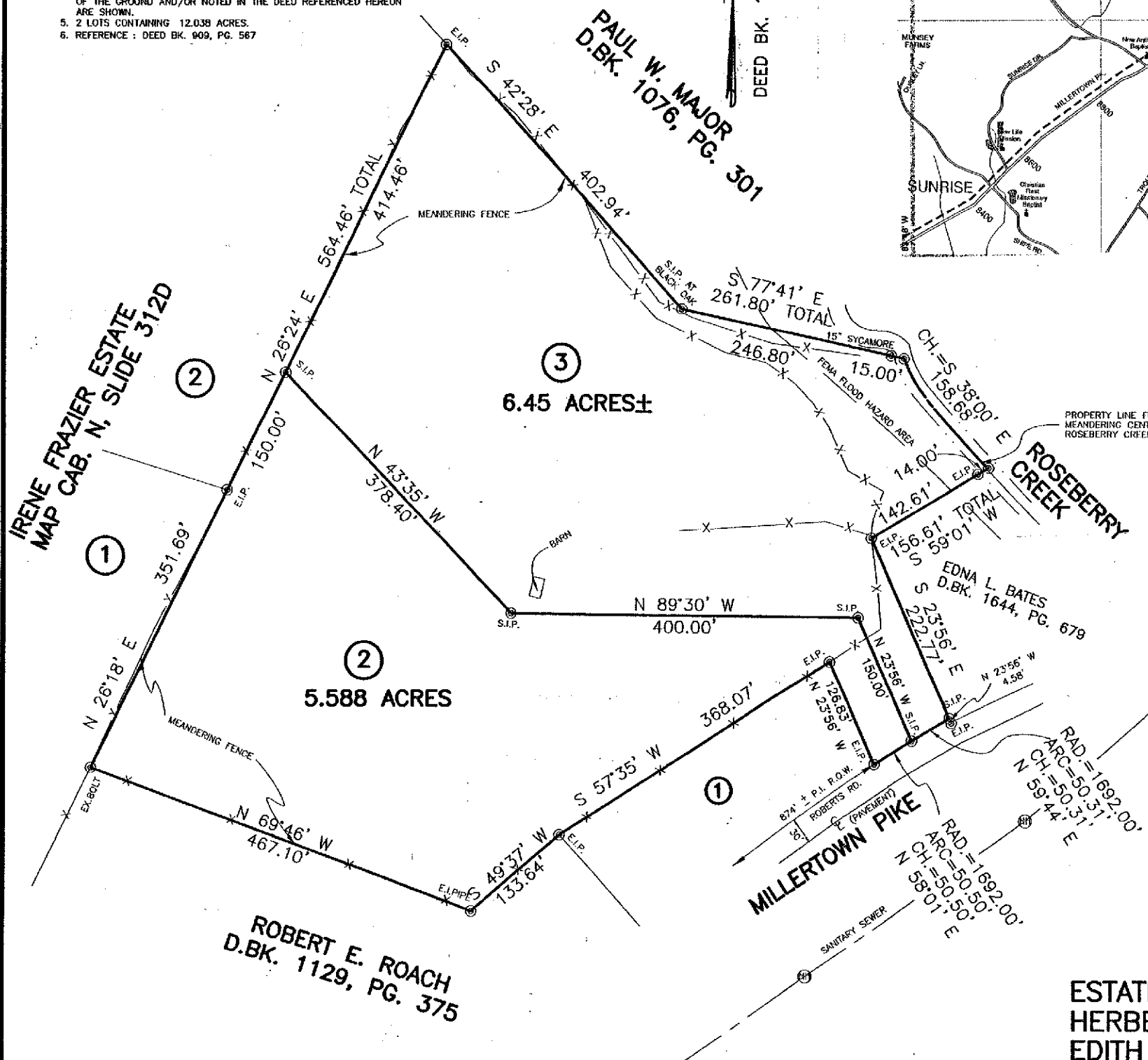
OWNED BY: X CITY TAX CLERK DATE: X
Mike Love Byrte DATE: 5-13-04
KNOX COUNTY TRUSTEE

SUBDIVISION NAME AND STREET NAMES CONTAINED HEREIN REVIEWED AND APPROVED.
DATE: 13 MAY 2004
BY: Shesha G. Mose
KNOXVILLE KNOX COUNTY METROPOLITAN PLANNING COMMISSION

CERTIFICATION OF FINAL PLAT-CONSTRUCTION COMPLETE
I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION, OR FOR VARIANCES FOR WHICH APPLICATION HAS BEEN FILED. THE INDICATED MONUMENTS WERE IN PLACE ON THE 14 DAY OF APRIL, 2004
Bruce McClellan
SURVEYOR

TENNESSEE CERTIFICATE NO. 696
CERTIFICATE OF CLASS AND ACCURACY OF SURVEY.
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 10,000 AS SHOWN THEREON.
Bruce McClellan
SURVEYOR
TENN. REG. NO. 696

- NOTES:
- SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - PROPERTY ZONED: A (AGRICULTURAL ZONE). PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
 - 2 LOTS CONTAINING 12.038 ACRES.
 - REFERENCE: DEED BK. 909, PG. 567

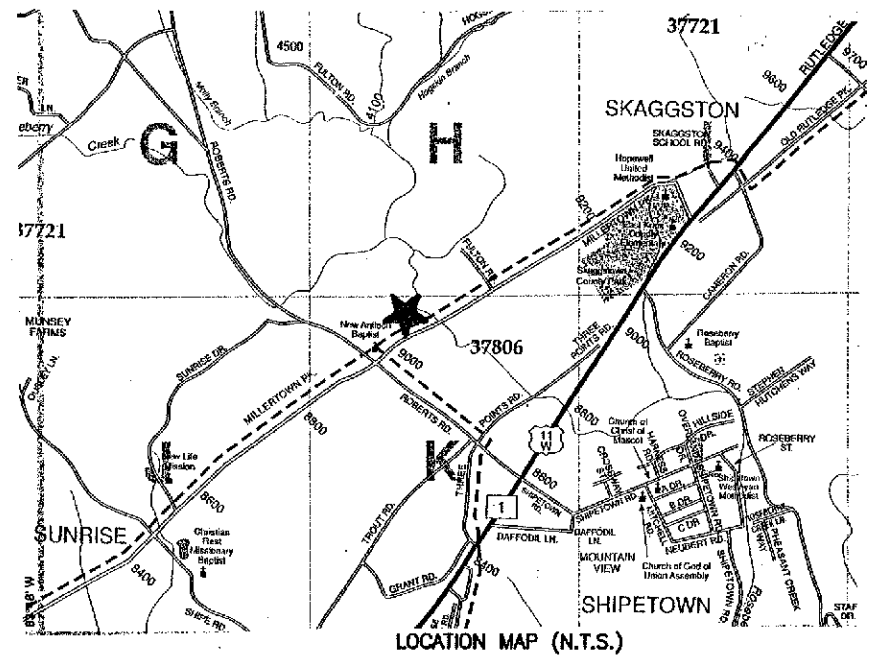
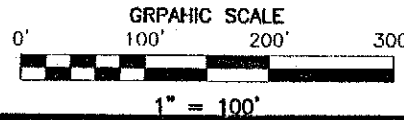


ROBERT E. ROACH
D.B.K. 1129, PG. 375



COUNTERSIGNED
MAY 28 2004
JOHN R. WHITEHEAD
KNOX COUNTY
PROPERTY ASSESSOR

INSTRUMENT #
200405280109388



OWNER: EDNA LOUISE BATES, EXECUTRIX
8931 MILLERTOWN PIKE
MASCOT, TN. 37806-1701
PHONE: 933-5495

I CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF SECTION 13-3-401 OF THE TENNESSEE CODE ANNOTATED AND IS EXEMPT FROM THE REQUIREMENTS OF THE KNOXVILLE/KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS BECAUSE (A) NO NEW STREET OR UTILITY CONSTRUCTION IS REQUIRED, AND (B) ALL RESULTANT TRACTS ARE (5) ACRES OR MORE IN SIZE.

SURVEYOR Bruce McClellan
REG. NO. 696 DATE 5/27/2004

ESTATE OF
HERBERT T. BATES and
EDITH H. BATES
DISTRICT 8, KNOX CO., TN.
TAX MAP 41, PART OF PARCEL 102
DATE: APRIL 14, 2004

TROTTER-McCLELLAN, INC.
Land Surveyors
3329 W. GOV. JOHN SEVIER HWY.
KNOXVILLE, TN. 37920
PHONE: 577-1244
FAX: 577-1245

DRAWING NO. 04-173

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

EDNA LOUISE BATES, EXECUTRIX THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPTS THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I AM OWNER IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHTS-OF-WAY AND/OR GRANT EASEMENTS AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL RESTRICTIVE COVENANTS, IF ANY, WHICH APPLY TO THE LOTS ARE EITHER SHOWN ON THE PLAN OR ARE REFERRED TO THEREON, WITH COPIES OF THE REFERRED TO COVENANTS FILED WITH THE KNOX COUNTY REGISTER OF DEEDS.

Edna Louise Bates
Executrix
SIGNATURE

ZONING SHOWN ON OFFICIAL MAP A

DATE 5-4-04 BY Thomas Brubaker

TAXES AND ASSESSMENTS. CERTIFICATION THAT TAXES AND ASSESSMENTS HAVE BEEN PAID SHALL BE AS FOLLOWS:

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNED: X CITY TAX CLERK
SIGNED: Neil Hall DATE: 5-13-04
KNOX COUNTY TRUSTEE

SUBDIVISION NAME AND STREET NAMES CONTAINED HEREIN REVIEWED AND APPROVED.

DATE: 13 MAY 2004
BY: Shirley G. Mass
KNOXVILLE KNOX COUNTY METROPOLITAN PLANNING COMMISSION

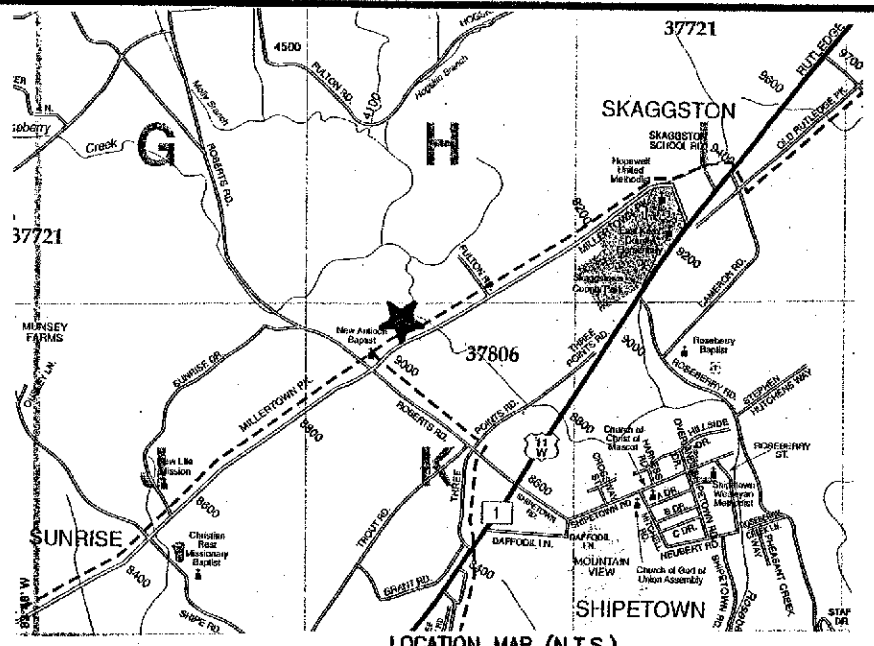
IN UNINCORPORATED AREAS OF KNOX COUNTY WHERE SANITARY SEWERS ARE NOT AVAILABLE

THIS IS TO CERTIFY THAT THIS SUBDIVISION IS GENERALLY SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND THIS IS TO NOTIFY THAT ALL LOTS ARE SUBJECT TO SECTIONS 88-13-401 THRU 88-13-413 OF THE TENNESSEE CODE ANNOTATED, AND THE REGULATIONS PROMULGATED THEREIN.

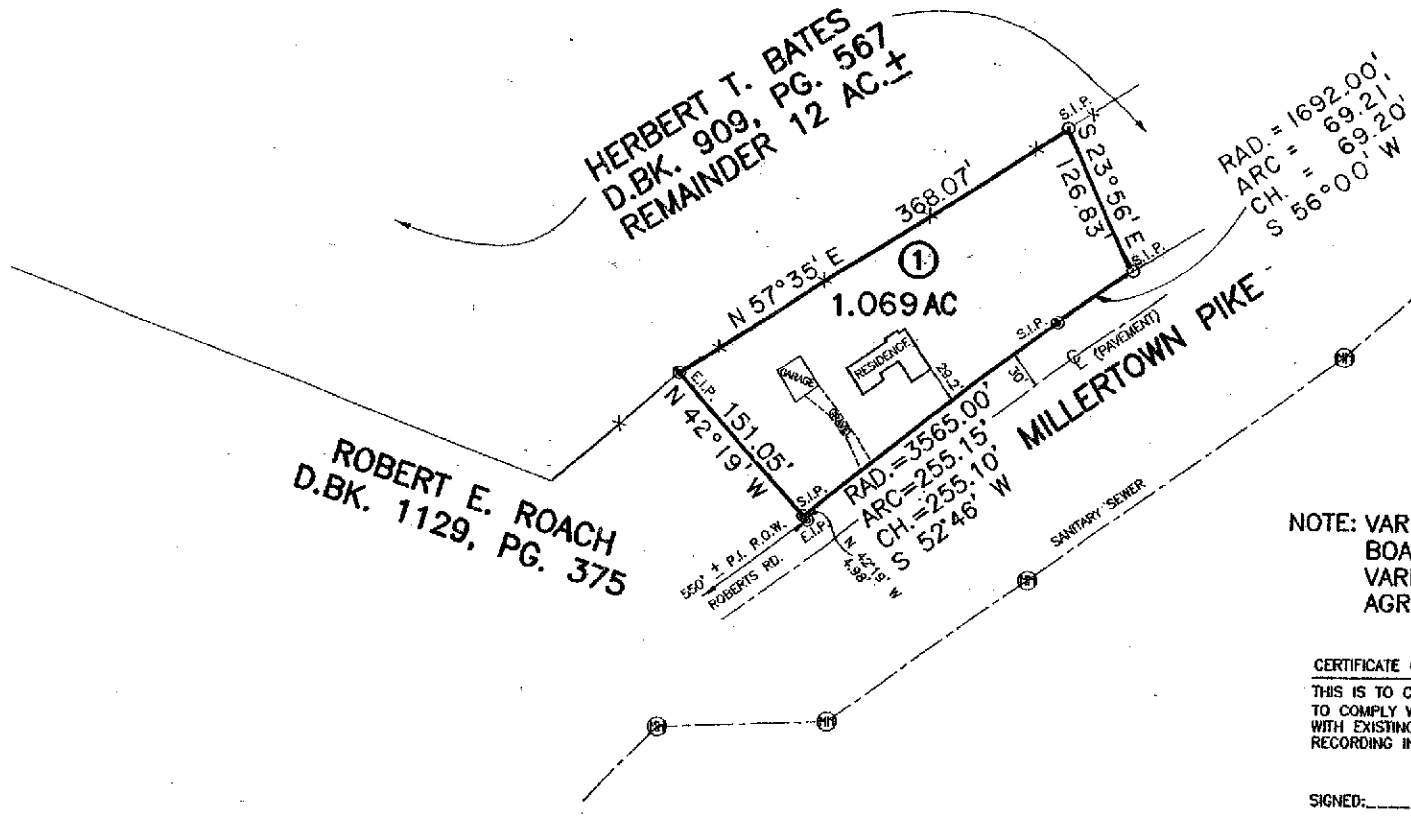
DATE: 5-13-04 Neil Hall
KNOX CO. HEALTH DEPARTMENT

NOTES:

1. SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
3. PROPERTY ZONED A (AGRICULTURAL ZONE) PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY. ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
5. 1 LOTS CONTAINING 1.069 ACRES
6. REFERENCE: DEED BK. 909, PG. 567
7. (LOT 1) UTILITY AND DRAINAGE EASEMENTS OF 10 FEET ON INSIDE OF ROAD RIGHT-OF-WAYS AND OUTSIDE BOUNDARY LINES.



5-F-04
M664200A1



OWNER: EDNA LOUISE BATES, EXECUTRIX
8931 MILLERTOWN PIKE
MASCOT, TN. 37806-1701
PHONE: 933-5495

NOTE: VARIANCE APPROVED BY KNOX COUNTY BOARD OF ZONING APPEALS ON MAY 26, 2004. VARIANCE OF FRONT BUILDING SETBACK IN AGRICULTURAL ZONE FROM 40' TO 29'.

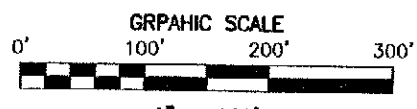
CERTIFICATE OF APPROVAL FOR RECORDING-ONE LOT SUBDIVISION
THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS IN KNOXVILLE AND KNOX COUNTY, AND WITH EXISTING OFFICIAL PLANS, AND THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SIGNED: [Signature]
DATE: 5-28-04

ESTATE OF
HERBERT T. BATES and
EDITH H. BATES
DISTRICT 8, KNOX CO., TN.
TAX MAP 41, PART OF PARCEL 102
DATE: APRIL 14, 2004

COUNTERSIGNED
MAY 28 2004
JOHN R. WHITEHEAD
KNOX COUNTY
PROPERTY ASSESSOR

INSTRUMENT #
200405280109387



DRAWING NO. 04-173

CERTIFICATION OF FINAL PLAT-CONSTRUCTION COMPLETE

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION, OR FOR VARIANCES FOR WHICH APPLICATION HAS BEEN FILED. THE INDICATED MONUMENTS WERE IN PLACE ON THE 14 DAY OF April, 2004.

Bruce McClellan
SURVEYOR
TENNESSEE CERTIFICATE NO. 696

CERTIFICATE OF CLASS AND ACCURACY OF SURVEY.

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000 AS SHOWN THEREON.

Bruce McClellan
SURVEYOR
TENN. REG. NO. 696

