

Recording Information

This Instrument prepared by and Return To:
Quality Title, Inc.
153 E. Broadway Blvd, PMB 117
Jefferson City, TN 37760
865-471-6666 - phone
865-471-6373 - fax
QTI File # EJ0107

BK/PG: 717/383-385
05092214

3 PGS : AL - WARRANTY DEED	
SARAH BATCH: 10877	
04/25/2005 - 10:07 AM	
VALUE	315000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1165.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1183.50
STATE of TENNESSEE, JEFFERSON COUNTY	

SARAH WEBB
REGISTER OF DEEDS

**THE NAME AND ADDRESS OF A PROPERTY
OWNER RESPONSIBLE FOR PAYMENT OF TAXES:**
Owner: Leroy and Sharon Morrison

Address: 2747 WILDWOOD Rd.
DANDRIDGE TN. 37725
CLT#: 085-082.00

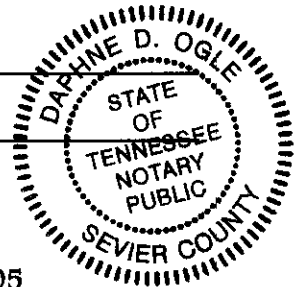
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$315,000.00.

Affiant: 

Subscribed and sworn to before me this the 20 day of April, 2005.

My Commission Expires: 1-23-06


NOTARY PUBLIC



GENERAL WARRANTY DEED

THIS INDENTURE, made and entered on the 20 day of April, 2005
by and between

Bevis V. White and wife, Georgia J. White,

known hereinafter as First Parties (Grantor), and

Leroy Morrison and wife, Sharon Morrison,

known hereinafter as Second Parties (Grantee),

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE AND NO/100 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 does hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

SITUATE in the Fifth (5th) Civil District of Jefferson County, Tennessee, and being Tract No. Two (2) of Section I revised of Mountain Lake Subdivision as shown by plat of Gerald G. Wilde, RLS, Tennessee No. 786, 1401 West Broadway, Newport, Tennessee 37821, dated July 1, 1992 and revised September 9, 1992 and of Record in the Register's Office of Jefferson County, Tennessee in Plat Cabinet B, Slide 91 and described thereon as follows:

BEGINNING at an iron pin in the southwestern margin of Wildwood Road and corner to Tract No. 1; thence with the line of Tract No. 1, South 77 deg. 01 min. 46 sec. West 480.47 feet to an iron pin; thence South 62 deg. 13 min. 04 sec. West 267.00 feet to an iron pin; thence North 20 deg. 39 min. 37 sec. West 274.37 feet to an iron pin; thence North 88 deg. 16 min. 05 sec. West 120.51 feet to an iron pin; thence South 4 deg. 09 min. 05 sec. East 166.80 feet to an iron pin; thence South 57 deg. 45 min. 16 sec. West 166.54 feet to a point in the approximate center line of a cove; thence with the approximate center line of said cove, North 55 deg. 03 min. 33 sec. West 357.22 feet to an iron pin corner to Tract No. 3; thence leaving the center line of said cove and with the line of Tract No. 3, North 37 deg. 26 min. 58 sec. East 132.18 feet to an iron pin;

thence South 89 deg. 38 min. 42 sec. East 250.82 feet to an iron pin; thence South 88 deg. 16 min. 05 sec. East 618.85 feet to an iron pin; thence South 82 deg. 53 min. 01 sec. East 201.19 feet to an iron pin; thence North 66 deg. 28 min. 27 sec. East 87.59 feet to an iron pin in the margin of Wildwood Road; thence with the margin of said road, South 57 deg. 34 min. 23 sec. East 134.59 feet to the point of beginning, containing 5.038 acres, more or less.

SUBJECT TO reservation of the right to use jointly with grantors, their heirs and assigns a 50 foot right of way crossing Tracts Nos. 1-4, Section I, the center line of which is described as follows:

BEGINNING at an iron pin in the southwestern margin of Wildwood Road said iron pin being North 57 deg. 34 min. 23 sec. West 12.10 feet distant from an iron pin which is the common corner of Tracts Nos. 1 and 2; thence leaving the margin of said road, South 68 deg. 14 min. 19 sec. West 113.64 feet; thence North 47 deg. 00 min. 37 sec. West 106.84 feet to an iron pin in the line of Tract No. 3; thence South 76 deg. 16 min. 14 sec. West 182.60 feet; thence North 19 deg. 17 min. 04 sec. West 155.48 feet to an iron pin in the line of Tract No. 4; thence with the line of Tract No. 4, South 84 deg. 11 min. 42 sec. West 210.93 feet to an iron pin; thence leaving the line of Tract No. 4, South 84 deg. 11 min. 42 sec. West 385.47 feet to an iron pin in the line of Tract No. 2; thence North 8 deg. 23 min. 12 sec. West 275.13 feet to an iron pin in the line of Tract No. 4; thence South 19 deg. 51 min. 51 sec. West 80.61; thence South 26 deg. 53 min. 37 sec. West 118.42 feet; thence South 32 deg. 22 min. 41 sec. West 106.17 feet to a point in the line of Tract No. 2.

There is reserved unto grantors, their heirs and assigns, the right to use jointly with grantees, their heirs and assigns, the following fifty (50) foot rights-of-way the center lines of which are described as follows and as more particularly described in Warranty Deed Book 370, Page 314:

NO. ONE: That Portion of the above described right-of-way which crosses Tract No. 2, Section I.

NO. TWO: Beginning at an iron pin in the common line of Tracts Nos. 1 and 2, said iron pin being located at the intersection of the two lines designated North 86 deg. 51 min. 08 sec. West 289.58 feet and South 77 deg. 01 min. 46 sec. West 480.47 feet; thence North 43 deg. 37 min. 05 sec. East 140.49 feet.

This conveyance is made subject to Flowage Easements granted to the United States of America by predecessors in title.

This conveyance is made subject to the following restrictions which shall run with the lands:

1. No permanent trailers, mobile homes or modular homes shall be placed or allowed to remain on the premises. Campers or recreational vehicles may be placed on the premises on a temporary basis, not to exceed six (6) months.
2. No junk yards or storage of disabled vehicles shall be placed or allowed to remain on the premises.

BEING all of the same property conveyed to Bevis V. White and wife, Georgia J. White by deed of Van Stratum and Myers, a Tennessee General Partnership, dated January 6, 1993, and of record in the Register's Office of Jefferson County, Tennessee in Deed Book 370, at page 314.

This Instrument was prepared without the benefit of a current survey. Preparer makes no representation as to the accuracy or sufficiency of this legal description, nor the effect of this legal description and this instrument as a whole on title.

TOGETHER 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 Second Parties, their heirs 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 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 current year which shall be prorated between the Parties upon the date of closing, the payment of which shall be assumed by the Second Parties, restrictions, setback lines and all other matters of record, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Whenever Grantee is a corporation, the use of the plural the singular, and the use of any gender shall be applicable to all genders. Whenever the Grantee is a corporation, the use of the term "heirs" shall be applicable to its successors.

Preparer makes no warranties or representations as to the status of the title to the property described herein, other than the description has been properly prepared from the information provided to the preparer.

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

Bevis V. White
Bevis V. White

Georgia J. White
Georgia J. White

**STATE OF TENNESSEE
COUNTY OF JEFFERSON**

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, the within-named bargainer(s), Bevis V. White and Georgia J. White, with whom I am personally acquainted, or proved to me their identity based on 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 the20 **day of April, 2005.**

My Commission expires: 12-23-06

Daph D. Ogle
NOTARY PUBLIC

