

THIS INSTRUMENT PREPARED BY COSTNER & GREENE, ATTYS., 315 HIGH STREET, MARYVILLE, TENNESSEE 37804 BY: STEVEN J. GREENE BT-17968 DERIVED FROM CLT# 49/30 rl/jl/tb

WARRANTY DEED

THIS INDENTURE, made this 13TH day of OCTOBER, A.D. 1999, between

RICHARD T. EVEY, UNMARRIED and WILMA L. EVEY, UNMARRIED

of Blount County, Tennessee, First Parties and

TODD M. STEED and wife, STAMATOULA KAOUSIAS of Blount County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations, 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:

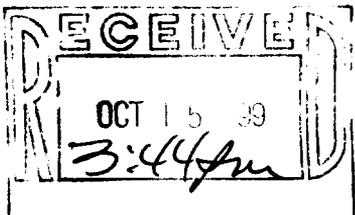
SITUATE in District No. 14 of Blount County, Tennessee and being more particularly bounded and described as follows:

BEGINNING on an iron rod set in the southern right of way of Country Lane, said iron rod being 0.52 miles, more or less, from Ellejoy Road and corner to Charles Rahn Warranty Book 531, Page 175 in the Register's Office for Blount County, Tennessee; thence leaving said right of way and with Rahn South 14 deg. 56 min. 30 sec. East 283.52 feet to an iron rod; thence continuing with Rahn North 78 deg. 29 min. 00 sec. East 120.84 feet to an iron rod in the line of Richard T. Evey Warranty Book 485, Page 874; thence with Evey South 17 deg. 18 min. 37 sec. East 435.73 feet to an iron rod; thence continuing with Evey South 71 deg. 35 min. 46 sec. West 648.37 feet to an iron rod in the line of Dan Blevens Warranty Book 486, Page 370 and Warranty Book 438, Page 831; thence with Blevens North 22 deg. 11 min. 00 sec. West 136.36 feet to an iron rod; thence continuing with Blevens North 06 deg. 25 min. 00 sec. East 690.75 feet to an iron rod in the southern right of way of Country Lane; thence with said right of way the following 3 calls and distances (1) South 86 deg. 39 min. 00 sec. East 82.05 feet to an iron rod; thence (2) North 78 deg. 57 min. 00 sec. East 114.94 feet to an iron rod; thence (3) North 61 deg. 08 min. 31 sec. East 84.06 feet to the POINT OF BEGINNING, and containing 8.507 acres, more or less, as shown by the survey of Charles Dockery, RLS#806, 7336 Brewer Road, Maryville, Tennessee 37801, dated October 8, 1999, and bearing drawing number evey99.dwg.

THIS CONVEYANCE is made subject to applicable restrictions, easements, etc. of record in the Register's Office for Blount County, Tennessee and subject to a portion of the property being within the flood zone as shown by survey referenced herein and further subject to the following restrictions which shall run with the lands herein described forever:

1. Grantees may build or construct one residence on the premises, one small guest house not to exceed more than 1400 square feet and other non-residential structures such as a small barn, small sheds or a spring house and Grantees may subdivide the premises into no more than two separate lots; provided, however that there shall be no more than one house on each lot.

INST: 0016295901
RECEIVED: 10/15/1999 3:44 PM
BEVERLEY D. WOODRUFF
REGISTER OF DEEDS BLOUNT CO. TN



2. BY EXECUTION HEREOF, Richard T. Evey hereby agrees and covenants that a portion of his remaining lands of record in Warranty Book 485, Page 874 and Warranty Book 600, Page 596 in said Register's Office is designated as a "No Build Area", and Richard T. Evey, his heirs, successors, and/or assigns shall not build or construct any house or building on his remaining property, said "No Build Area" to be located at the farthest most northeastern corner of the property conveyed hereby and running South 17 deg. 18 min. 37 sec. East approximately 217 feet to a point and extending into the remaining property of Richard T. Evey along a line bearing North 71 deg. 35 min. 46 sec. East approximately 347 feet to a point and thence running North 17 deg. 18 min. 37 sec. West approximately 217 feet to a point and thence running South 71 deg. 35 min. 46 sec. West approximately 347 feet to the point of beginning.

3. BY EXECUTION HEREOF, Richard T. Evey hereby agrees and covenants that a portion of his remaining lands of record in Warranty Book 485, Page 874 and Warranty Book 600, Page 596 in said Register's Office is designated as a "No Build Area", and Richard T. Evey, his heirs, successors, and/or assigns shall not build or construct any house or building on his remaining property, said "No Build Area" to be located adjacent to the southernmost line of the property conveyed hereby and beginning in the extreme southeasternmost corner of the property conveyed herein and running South 17 deg. 18 min. 37 sec. East 300 feet to a point and thence running South 71 deg. 35 min. 46 sec. West 648.37 feet to a point in the line of Blevens and thence running North 17 deg. 18 min. 37 sec. West 300 feet to a point thence running North 71 deg. 35 min. 46 sec. East 648.37 feet to the point of beginning.

BEING the same property conveyed to Richard T. Evey and wife, Wilma L. Evey by deed of record in Warranty Deed Book 506, Page 596, and a part of the property conveyed to Richard T. Evey by deed of record in Warranty Book 600, Page 596 in the Register's Office for Blount County, Tennessee. For further reference see deed of record in Warranty Book 485, Page 874 in said Register's Office. Wilma L. Evey joins in this conveyance to convey any and all outstanding right title and interest she may have had by virtue of Warranty Deed Book 506, Page 596 in the said Register's Office.

OWNERS & TAXPAYERS: TODD M. STEED & STAMATOULA KAOUSIAS, 3437
KENILWORTH LANE, KNOXVILLE, TN 37917

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 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

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.

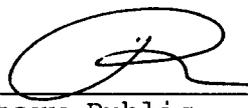
Richard T. Evey Wilma L. Evey
RICHARD T. EVEY, UNMARRIED WILMA L. EVEY, UNMARRIED 75

STATE OF TENNESSEE
COUNTY OF BLOUNT

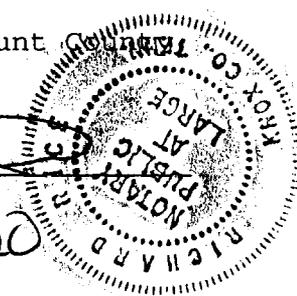
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Personally appeared before me, the undersigned, a Notary Public in and for said County and State **RICHARD T. EVEY, unmarried and WILMA L. EVEY, unmarried**, the within named bargainer with whom I am personally acquainted (or proved to me on the basis 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 in Blount County, Tennessee, this 13th day of October, 1999.



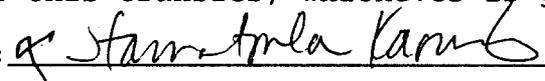
Notary Public



My Commission Expires: 3/27/2002

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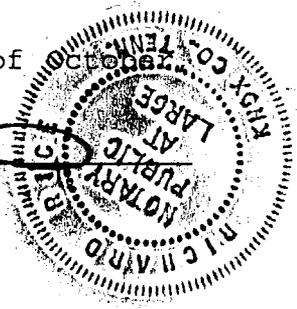
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$96,000.00.

Affiant: 

Subscribed and sworn to before me this the 13th day of October, 1999.



Notary Public



My Commission Expires: 3/27/2002

RECEIVED
OCT 15 1999
ASSESSOR OF PROPERTY
LELAND C. BLACKWOOD, JR.