

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
1500 First Tennessee Plaza
Knoxville, TN 37929
(93590A/tma)

Tax I.D. No. 106AIA-013

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, 2009, between **SUSAN D. KING, PERSONAL REPRESENTATIVE OF THE ESTATE OF HAROLD G. KING AND SUSAN D. KING, SUCCESSOR TRUSTEE OF THE HAROLD G. KING REVOCABLE LIVING TRUST U/A DATED MAY 31, 1996, AS AMENDED AND RESTATED JULY 6, 2005 AND SUSAN D. KING, TRUSTEE OF THE SUSAN D. KING REVOCABLE LIVING TRUST U/A DATED MAY 31, 1996, AS AMENDED AND RESTATED JULY 6, 2005**, First Party, and _____, of _____ County, Tennessee, Second Party.

WITNESSETH:

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to me in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows, to-wit:

SITUATED in District Fifteen of Blount County, Tennessee, and being Tract 13R, according to the replat of Tracts 13, 14, 15 and an additional tract and containing 21.97 acres, more or less, and being more particularly described as follows:

BEGINNING at an iron pin in the western right of way line of Bear Den Road (Private 50 ft. right of way) and further being a common corner of Tract 16 of Bear Den Subdivision; thence with Tract No. 16, North 70 deg. 35 min. 29 sec. West, 194.71 feet to an iron pin; thence North 70 deg. 35 min. 29 sec. West, 250.00 feet to an iron pin, being a corner to the remaining land of Regal Real Estate Company; thence with Regal Real Estate Company, North 05 deg. 21 min. 58 sec. East, 712.34 feet to an iron pin; thence North 66 deg. 33 min. 14 sec. East, 500.00 feet to an iron pin; thence South 82 deg. 34 min. 59 sec. East, 747.84 feet to an iron pin; thence South 03 deg. 40 min. 23 sec. East, 569.38 feet to an iron pin located in the northern right of way line of Bear Den Road; thence with said right of way line of Bear Den Road as follows: (1) South 68 deg. 24 min. 36 sec. West, 100.86 feet to a point; thence (2) South 73 deg. 38 min. 20 sec. West, 216.58 feet to a point; thence (3) South 80 deg. 38 min. 10 sec. West, 113.40 feet to a point; thence (4) South 80 deg. 38 min. 10 sec. West, 113.40 feet to a point; thence (5) South 80 deg. 38 min. 10 sec. West, 105.00 feet to a point; thence (6) South 71 deg. 27 min. 22 sec. West, 39.91 feet to a point; thence with a curve to the right along the Eastern right of way line of Katydid Curve Road, having a radius of 25.00 feet, an arc distance of 33.23 feet and a chord bearing and distance of North 70 deg. 27 min. 36 sec. West, 30.84 feet to a point; thence with the Eastern right of way line of Katydid Curve Road as follows: North 32 deg. 22 min. 48 sec. West, 96.44 feet to a point; thence with a curve to the right having a radius of 75 feet, an arc distance of 156.32 feet and a chord bearing and distance of North 27 deg. 19 min. 45 sec. East, 129.52 feet to a point; thence North 87 deg. 02 min. 18 sec. East, 80.80 feet to a point located in the cul de sac of Katydid Curve Road; thence with said cul de sac with a curve to the left having a radius of 50.00 feet, an arc distance of 53.34 feet and a chord bearing and distance of South 71 deg. 03 min. 48 sec. East, 50.85 feet to a point; thence with the terminus of said cul de sac with a curve to the left, having a radius of 50.00 feet, an arc distance of 157.08 feet, and a chord bearing and distance of North 11 deg. 37 min. 37 sec. West, 100.00 feet to a point; thence continuing with said cul de sac with a curve to the left, having a radius of 50.00 feet, an arc distance of 50.91 feet and a chord bearing and distance of South 49 deg. 12 min. 21 sec. West, 48.74 feet to a point located in the northern right of way line of Katydid Curve Road; thence continuing with said right of way line of said road, as follows: (1) South 87 deg. 02 min. 17 sec. West, 74.42 feet to a point; thence with a curve to the left having a radius of 125 feet, an arc distance of 173.37 feet and a chord bearing and distance of

South 47 deg. 18 min. 20 sec. West, 159.80 feet to a point; thence (2) with a curve to the left, having a radius of 125 feet, an arc distance of 87.16 feet and a chord bearing and distance of South 12 deg. 24 min. 13 sec. East, 85.41 feet to a point; thence (3) South 33 deg. 19 min. 20 sec. East, 84.51 feet to a point; thence (4) with a curve to the right having a radius of 25 feet, an arc distance of 45.37 feet and a chord bearing and distance of South 18 deg. 39 min. 51 sec. West, 39.39 feet to a point located in the northern right of way line of Bear Den Road; thence with said right of way line of Bear Den Road, South 73 deg. 39 min. 21 sec. West, 132.54 feet to a point; thence continuing with said right of way line of Bear Den Road with a curve to the left having a radius of 150 feet, an arc distance of 218.25 feet and a chord bearing and distance of South 34 deg. 24 min. 34 sec. West, 199.50 feet to the point of BEGINNING.

THERE IS CONVEYED HERewith right of ingress and egress over the private right of way to and from the public road.

BEING part of that property conveyed to Susan D. King, Trustee of The Susan D. King Revocable Living Trust u/a May 31, 1996, amended and restated July 6, 2005, by deed dated November 10, 2005, and recorded in Record Book 2094, page 2465; and BEING part of that property conveyed to Harold G. King, Trustee of The Harold G. King Revocable Living Trust u/a May 31, 1996, amended and restated July 6, 2005, by deed dated November 10, 2005, and recorded in Record Book 2095, page 2457, both in the Register's Office for Blount County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the same unto the Second Party, _____ heirs, successors and assigns forever.

AND said First Party, for herself and her heirs, successors and assigns, does hereby covenant with said Second Party, _____ heirs, successors and assigns, that she 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 taxes for the year **2009**, which shall be prorated as of the date of closing and which are assumed by Second Party; and

Any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records in the Blount County Register's Office and further to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described;

and that she will forever warrant and defend the said premises and 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, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has executed this instrument the day and year first above written.

SUSAN D. KING,
SUCCESSOR TRUSTEE

SUSAN D. KING,
TRUSTEE

SUSAN D. KING,
PERSONAL REPRESENTATIVE

