

City Harriman
H.H. Charles
Flora

LAW OFFICES
WILLIAM A. NEWCOMB
307 DEVONIA STREET
P. O. BOX 823
HARRIMAN, TENNESSEE

\$8.00
Rec # 22268

This Instrument was Prepared by
NEWCOMB & MURPHY
Attorneys at Law
307 Devonia Street
Post Office Box 823
Harriman, Tennessee 37748
615/882-1145

#245

WARRANTY DEED

THIS INDENTURE, made this 6th day of December, 1993, by and between LUCILLE CAMPBELL, of Roane County, State of Tennessee, party of the first part, and CITY OF HARRIMAN, through its agent Harriman Utility Board, of Roane County, Tennessee, party of the second part.

WITNESSETH: That said party of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations to her in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell, and convey unto the said party of the second part, the following described premises and land, to-wit:

BEGINNING on a railroad spike in the center of Collins' road approximately 540 feet northeast of its intersection with Blair Road in the Elverton Community of the Second Civil District of Roane County, Tennessee: Thence with the center of Collins' road three (3) chord calls as follows: North 79° 24' 02" East a distance of 74.85 feet; North 86° 47' 03" East a distance of 81.44 feet; South 85° 18' 11" East a distance of 101.23 feet to a railroad spike; thence leaving said road and with two (2) calls severing the Campbell tract as follows: North 43° 23' 43" East a distance of 203.43 feet to a steel fence post; North 47° 45' 29" West a distance of 173.64 feet to a steel fence post in the Luther Woods line; thence with Luther Woods fence line three (3) calls as follows: South 44° 47' 30" West a distance of 191.63 feet to a bend in the fence; South 53° 16' 29" West a distance of 188.77 feet to an iron pin in the fence; South 36° 16' 19" East a distance of 32.46 feet to the point of beginning containing 1.2139 acres. Surveyed by Fred Moore, P. O. Box 147, Harriman, TN 37748, RLS No. 21, November 19, 1993

BEING a part of the property conveyed to Lucille Campbell by Warranty Deed of record in Deed Book J, Series 8, Page 50 in the Register's Office for Roane County, Tennessee.

Property Assessor description map 13, parcel 65.

The preparer of this instrument makes no representations as to the status of title or accuracy of the survey, as it is prepared solely from furnished information.

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 party of the second part, its heirs and assigns forever.

And the said party of the first part, for herself and for her heirs, executors and administrators, does hereby covenant with the said party of the second part, its heirs and assigns, that it is lawfully seized in fee-simple of the premises and land above conveyed, and it has full power, authority and right to convey the same; that said premises and land are free from all encumbrances; and that it will forever warrant and defend the said premises and land and the title thereto against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE, ROANE COUNTY, REGISTER'S OFFICE
This instrument and certificate were noted in
Note Book 241 at 1:50 o'clock PM 12-19-93
and recorded in Deed Book J, Series 8, Page 330
Rec. Fee \$ 8.00 State Tax \$ 0.00 Regs. Fee \$ 0.00
Total \$ 8.00 Receipt No. 22268
Witness my hand.
William A. Newcomb Register

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IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Lucille Campbell
LUCILLE CAMPBELL

STATE OF TENNESSEE

COUNTY OF ROANE

Personally appeared before me, the undersigned, a Notary Public, LUCILLE CAMPBELL, 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, at office, the 6th day of December, 1993.

Charles B. Flora III
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 12, 1997.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which is greater, is \$ 38,000.00 *, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*exempt from taxes

Charles B. Flora III (Ass't. to Mgr.)
AFFIANT

Subscribed and sworn to before me this the 6th day of December, 1993.

August 13, 1994
MY COMMISSION EXPIRES

Edith Ladd
NOTARY PUBLIC

ADDRESS FOR TAX PURPOSES: 300 Roane St. (P. O. Box 454) Harriman, TN