OFFICIAL RECEIPT

This instrument prepared for recording by:
SHANKS & BLACKSTOCK, ATTORNEYS AT LAW/SS
12th Floor, Valley Fidelity Bank Building
Knoxville, Tennessee 37902

3328 10/06 305.50- CHECK

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein.

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CLT # | DIST/WARD | 131 MAP | 3 GROUP | C | 216 - 80 PARCEL

THIS INDENTURE, made this 13th day of SEPTEMBER, A. D., 1983, between

RICHARD E. SANSOM AND WIFE, MARGARET B. SANSOM

of ~~Knox~~ Avery County, ~~Tennessee~~ North Carolina, First Parties, and

WILLIAM B. SANSOM AND WIFE, ELISABETH S. SANSOM

of Knox County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of

ONE AND NO/100ths---------- 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 do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit: ~~Situated in District No. ... of Knox County, Tennessee,~~

SITUATED in Davidson County, Tennessee, and being known and designated as Building Site 216 as shown on the Plan of Arden Place, Section VIII, as shown of record in Book 5210, page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description, together with one membership in Arden Place Home Owners Association, Inc., a non-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

BEING the same property conveyed to Richard E. Sansom by deed from Ann Hudson Deark, by deed of record in Deed Book 5445, page 403, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to Restrictive Covenants in Book 5367, page 223, in the Register's Office for Davidson County, Tennessee. This conveyance is further made subject to all building set back lines, easements and conditions as shown on the plan of record in Book 5210, page 78, in the said Register's Office. This conveyance is made subject to Articles of Incorporation of Arden Place Home Owners Association of record in Book 4749, page 635, in the said Register's Office and the By-Laws of said corporation. The property is further made subject to Declaration of Covenants, conditions and restrictions, including liens for annual and special assessments, all as set forth and contained in an instrument of record in Book 4754, page 455, in the said Register's Office, by the First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 4819, page 564, in the said Register's Office, and Second Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 4916, page 277, in said Register's Office and Third Supplemental Declaration of Covenants, Conditions and Restrictions in Deed Book 5019, page 942, in said Register's Office, and Fourth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5091, page 66, in said Register's Office, and Fifth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5129, page 120, in said Register's Office and Sixth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5163, page 384, in the said Register's Office, and Seventh Declaration of Covenants, Conditions and Restrictions of record in Book 5231, page 375, in the said Register's Office, to all of which specific reference is hereby made for all of the aforesaid provisions contained therein.

Person or Agency responsible for Payment of Taxes

Name William B. Sansom
Address Route 14, Duncan Rd, Knoxville, TN 37919

OFFICIAL RECEIPT
FELIX Z. WILSON, II

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 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 year 1983 which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties;

714

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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.

.....(L. S.)

Richard E. Sansom (L. S.)
RICHARD E. SANSOM

.....(L. S.)

Margaret B. Sansom (L. S.)
MARGARET B. SANSOM

STATE OF TENNESSEE,
KNOX COUNTY } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State.....

.....

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Knox County, this.....day of....., 19.....

My Commission expires.....

.....
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF AVERY } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State RICHARD E. SANSOM AND WIFE, MARGARET B. SANSOM

.....

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in AVERY County, this 19 day of September 1983.

My Commission expires 10/22/84

Gary A. Franklin
Notary Public

H 7 8 6 1 7

IDENTIF. REFERENCE

OCT 6 2 52 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 115,000 Affiant William R. Sansom

Subscribed and sworn to before me this 5th day of October 1983

Notary Public Terry Lee Reid

My Commission Expires 1-1

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			115000.00- CAMT.	
			299.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 305.50-	
			3328A10/06/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7 8 6 1 7

IDENTIF. REFERENCE

OCT 6 2 52 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 984427