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REFERENCE

99 SEP -1 AM 10:05

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

BOOK 11643 PAGE 980

LT&E File #1*99-321 / sac

WARRANTY DEED

LEGAL TITLE AND ESCROW, INC.
737 Market Street
Chattanooga, Tennessee 37402
(423) 756-4154

Prepared by:
Terence L. Morris, Attorney
737 Market Street
Chattanooga, Tennessee 37402

Date: August 30, 1999

In consideration of Ten Dollars ($10.00) and other considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles A. Mowery, individually and Robert C. Mowery, individually and as Administrator of the Estate of Ruth H. Mowery**, hereinafter called Grantors, hereby grant and convey to **Charles A. Mowery and Robert C. Mowery, as tenants in common each owning an undivided one half (1/2) interest,** hereinafter called Grantees, the following property:

All those tracts or parcels of land lying and being in Davidson County, Tennessee and being further described on Exhibit A attached hereto. Legal description taken from Certificates of Surveys prepared by Frank V. Neeley, dated April 4, 1989.

For prior title see deed recorded in Book 1344, Page 60, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject only to the following:

Taxes for 1999 which Grantees herein assume and agree to pay.

Grantors and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and neither Terence L. Morris nor Legal Title and Escrow, Inc. shall have any liability for the status of title to the property or for the accuracy of such information.

Grantors personally appeared before the undersigned Notary Public and, after first being duly sworn, stated under oath as follows:

1. That Glenn C. Mowery and wife, Ruth H. Mowery acquired title to the above described Property by deed recorded in Book 1344, Page 60, said Register's Office; and
2. That Ruth H. Mowery died intestate on January 20, 1999 and was predeceased by her husband, Glenn C. Mowery who died in 1987; and
3. That Grantors are the only children born to or adopted by Ruth H. Mowery and are the sole heirs of her estate; and

4. Grantors are now vested with the entire fee simple title as tenants in common; and said property has not been divided by parol agreement or otherwise; and that all debts and taxes owed with respect to the estate of Ruth H. Mowery have been paid or there are sufficient assets for payment of same.

TO HAVE AND TO HOLD said property and all rights appurtenant to said property to Grantees forever in **FEE SIMPLE**.

Grantors warrant and represent that Grantors are lawfully seized and possessed of said property, have full power and lawful authority to convey same, that the Grantors' title is marketable, clear, free and unencumbered except as set forth herein, and that Grantors will forever defend the title to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have signed this Deed as of the date shown above.

Charles A. Mowery, individually

Robert C. Mowery, individually and as Administrator of the Estate of Ruth H. Mowery

STATE OF TENNESSEE COUNTY OF HAMILTON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Charles A. Mowery with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument as his free act and deed.

WITNESS my hand this 30th day of August, 1999.

Notary Public (Seal)

Date of Expiration of Commission: 3-8-2003

STATE OF TENNESSEE COUNTY OF HAMILTON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Robert C. Mowery individually and as Administrator of the Estate of Ruth H. Mowery with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument individually and as Adminstrator of the Estate of Ruth H. Mowery as his free act and deed.

WITNESS my hand this 30th day of August, 1999.

Notary Public (Seal)

Date of Expiration of Commission: 3-8-2003

STATE OF TENNESSEE COUNTY OF HAMILTON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or the value of property transferred, whichever is greater, is $0.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Charles A. Mowery

Signed and sworn to or affirmed before me this 30th day of August, 1999.

Notary Public (Seal)

Date of Expiration of Commission: 3-9-2000

Name and Address of Grantee	Tax Bills To:	Tax Map Parcel No.
Robert C. Mowery 178 League Rd SW CLEVELAND, TN 37311	Same	31-051; 31-089; 31-090

EXHIBIT A

Tract 1

Beginning at an iron pin in the Westerly margin of Interstate 24, said pin being the Northeast corner of the property conveyed to Beverly Hopkins by Deed of record in Book 7432, Page 223, in the Register's Office of Davidson County, Tennessee; thence North 81 degrees 12 minutes 06 seconds West 1314.78 feet, to a point in the centerline of Whites Creek (a witness pin set at 1264.78 feet); thence North 24 degrees 11 minutes 39 seconds East 222.24 feet, to a point; thence North 03 degrees 56 minutes 17 seconds West 73.96 feet to a point; thence North 11 degrees 09 minutes 59 seconds East 61.79 feet, to a point; thence North 34 degrees 33 minutes 50 seconds East 107.11 feet, to a point; thence North 77 degrees 59 minutes 15 seconds East 273.86 feet, to a point; thence North 23 degrees 34 minutes 04 seconds East 124.22 feet, to a point; thence North 59 degrees 01 minutes 46 seconds East 84.17 feet to a point; thence North 75 degrees 40 minutes 32 seconds East 109.26 feet to a point; thence North 45 seconds 03 minutes 05 seconds East 47.33 feet to a point; thence South 83 degrees 27 minutes 02 seconds East 226.74 feet, to an iron pin in the Easterly right of way of Interstate 24 (passing a witness pin at 50.00 feet); thence along a curve to the left (I=18 degrees 11 minutes 540 seconds, R=3024.79 feet) a distance of 960.68 feet to the Point of Beginning, containing 15.43 acres, more or less.

Being a portion of the property conveyed to Glenn C. Mowery and wife, Ruth Hand Mowery, by Deed of record in Book 1344, Page 60 of the Register's Office of Davidson County, Tennessee.

Tract 2

Beginning at an iron pin in the Westerly margin of Westcap Road, said pin being the Northeast corner of the property conveyed to James C. McGill by Deed of record in Book 7301, Page 153 in the Register's Office of Davidson County, Tennessee; thence with McGill's Northerly boundary and along the meanders of an existing fence line, North 88 degrees 32 minutes 22 seconds West 694.34 feet, to an iron pin in the easterly right of way Interstate 24; thence North 31 degrees 43 minutes 52 seconds West 206.57 feet, to a concrete monument; thence North 09 degrees 12 minutes 36 seconds West 217.31 feet, to an iron pin; thence North 45 degrees 31 minutes 14 seconds West, 574.66 feet to a concrete monument; thence North 28 degrees 27 minutes 36 seconds West 56.77 feet, to an iron pin; thence South 83 degrees 15 minutes 01 seconds East 930.19 feet, to an iron pin in the westerly margin of Westcap Road; thence South 21 degrees 30 minutes 45 seconds East 243.59, feet to a concrete monument; thence South 34 degrees 22 minutes 25 seconds East 101.98 feet, to a concrete monument; thence South 24 degrees 51 minutes 14 sec ponds East 485.27 feet, to the Point of Beginning, containing 13.17 acres, more or less.

Being a portion of the property conveyed to Glenn C. Mowery and wife, Ruth Hand Mowery, by Deed of record in Book 1344, Page 60 of the Register's Office of Davidson County, Tennessee.

Tract 3

Beginning at an iron pin in the Easterly margin of Westcap Road, said pin being the Southwest corner of the property conveyed to W.J. Zimmerlee by Deed of record in Book 411, Page 224 in the Register's Office of Davidson County, Tennessee; thence with Zimmerlee's Southerly boundary and along the meanders of an existing fence line, South 83 degrees 23 minutes 46 seconds East 761.32 feet, to an iron pin; thence South 04 degrees 59 minutes 59 seconds East 70.50 feet, to an iron pin; thence South 00 degrees 08 minutes 16 seconds East 158.53 feet, to an iron pin; thence South 06 degrees 02 minutes 32 seconds West 170.14 feet, to an iron pin; thence South 08 degrees 35 minutes 45 seconds West 261.12 feet, to an iron pin; thence North 88 degrees 28 minutes 04 seconds West 411.94 feet, to an iron pin in the Easterly margin of Westcap Road; thence North 20 degrees 40 minutes 36 seconds West 144.12 feet, to an iron pin; thence North 23 degrees 03 minutes 49 seconds West 400.00 feet, to a concrete monument; thence North 20 degrees 37 minutes 16 seconds West 245.56 feet, to the Point of Beginning, containing 9.41 acres, more or less.

Being a portion of the property conveyed to Glenn C. Mowery and wife, Ruth Hand Mowery, by Deed of record in Book 1344, Page 60 of the Register's Office of Davidson County, Tennessee.