New Owner:
The University of Tennessee
301 Andy Holt Tower
Knoxville, Tennessee 37996
Tax Exempt - TCA S 67-5-203
Map Parcel No: 173-1-124

This instrument prepared by
The University of Tennessee
Knoxville, Tennessee 37996

Davidson County DEEDWARR
Recvd: 05/03/05 10:43 3 pgs
Fees:17.00 Taxes:0.00
20050503-0049088

WARRANTY DEED

This indenture, made this 9TH day of DECEMBER, 2004, E. Richard Sams, Jr. and wife, Gerry M. Sams, of Nashville, Tennessee in Davidson County, First Parties and THE UNIVERSITY OF TENNESSEE, a public educational institution of the State of Tennessee, Second Party.

WITNESSETH:

That the First Parties as a gift and without consideration have granted, bargained and conveyed, and do hereby grant, bargain and convey unto said Second Party the following described premises, to-wit:

Being Lot no. 1 on the Plan of Monte Carlo, Section 2-B, of record in Book 5050, Page 99, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lots.

This instrument is made subject to Restrictive covenants of record in Book 5196, Page 649, said Register's Office, the Plan of record in Book 5050, Page 99, said Register's Office, to which reference is made and which contains certain setback lines and

easements thereon, and to all applicable local government planning, building and zoning regulations.

This instrument is also made subject to a Joint Driveway Easement between E. Richard Sams, Jr. and wife, Gerry M. Sams and Alfred E. Taylor and wife, Susan H. Taylor dated December 31, 1986 and of record in Deed Book 7107, Page 762 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to First Parties by Vernon M. Williams and Son Construction, Inc., a Tennessee Corporation, by Warranty Deed dated July 21st, 1983 and of record in Deed Book 6100, Page 336 in the Register's office for Davidson County, Tennessee.

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 Second Party, its assigns and successors forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Second Party, its successors 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 and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

In witness whereof, the said First Parties have set their hands on the day and year first above written.

Gerry M. Sams

E. Richard Sams, Jr.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me Margaret F. Thackston a Notary Public in and for said County, the within named bargainors, E. Richard Sams, Jr. and wife, Gerry M. Sams, with whom I am personally acquainted, and who upon oath acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and ~~seal at~~ office this 9th day of Dec., 2004.

Notary Public

My commission expires: 5/30/07