Davidson County DEEDWARR
Recvd: 08/15/05 08:32 5 pg
Fees:27.00 Taxes:0.00
20050815-0096006

NAME AND ADDRESS OF THE NEW OWNER:
Robert Mowery, Trustee Robert Mowery Trust 178 Teague Road Cleveland, Tennessee 37311 and Helen Mowery, Trustee Helen Mowery Trust 178 Teague Road Cleveland, Tennessee 37311
SEND TAX BILLS TO:
Robert Mowery and Helen Mowery, Trustees 178 Teague Road Cleveland, Tennessee 37311
TAX MAP PARCEL NUMBERS: 31-089 and 31-090

WARRANTY DEED

IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, ROBERT C. MOWERY (the "Grantor"), does hereby grant, bargain, sell, transfer, and convey unto ROBERT C. MOWERY, AS TRUSTEE OF THE ROBERT MOWERY TRUST UNDER AN AGREEMENT DATED JUNE 7, 2005, as owner of an undivided, one-fourth (¼) interest as a tenant in common, and HELEN T. MOWERY, AS TRUSTEE OF THE HELEN MOWERY TRUST UNDER AN AGREEMENT DATED JUNE 7, 2005, as owner of an undivided, one-fourth (¼) interest as a tenant in common, and their respective successors in trust and assigns, the Grantor's one-half (½) interest as a tenant in common with Charles A. Mowery in the real property described on EXHIBIT "A" attached to and made a part of this deed, with full power and authority of either of the trustees to sell, transfer, exchange, convey, and encumber by any means all or any part of his or her interest in the property without the joinder or consent of or notice to the settlors or the beneficiaries of the trust or any other person, and without the necessity of any person dealing with any trustee to look to the proper disposition of the proceeds arising from any such transaction.

To have and to hold the said property, together with all appurtenances thereto, unto the Grantees, their respective successors in trust and assigns, forever in fee simple, as tenants in common.

The Grantor warrants and represents to the Grantees, their respective successors in trust and assigns, that the Grantor is lawfully seized and possessed in fee of a one-half (½) undivided interest as a tenant in common with Charles A. Mowery in said property; that the Grantor has full and lawful right, power, and authority to sell and convey the same; that the title thereto is clear, free, and unencumbered, except as set forth on EXHIBIT "A"; and that the Grantor will forever warrant and defend the title thereto against all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed and delivered this deed on August 9, 2005.

ROBERT C. MOWERY

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, a Notary Public in and for this State and County, ROBERT C. MOWERY, known to me by personal acquaintance, or proved to me on the basis of satisfactory evidence, to be the person named in and who executed the foregoing instrument, and who acknowledged that he executed the foregoing instrument, as his free act and deed, for the purposes stated therein.

Witness my hand on August 9, 2005.

HUGH F. KENDALL
NOTARY PUBLIC AT LARGE
HAMILTON COUNTY, TN

Notary Public
My commission expires: Jan. 22, 2006

THIS INSTRUMENT IS A DEED TRANSFERRING REAL PROPERTY TO A REVOCABLE LIVING TRUST. PURSUANT TO THE PROVISIONS OF SECTION 67-4-409(a)(3)(F) OF TENNESSEE CODE ANNOTATED, NO TRANSFER TAX IS PAYABLE WITH RESPECT TO THIS TRANSACTION, AND, PURSUANT TO THE PROVISIONS OF SECTION 67-4-409(a)(5) OF TENNESSEE CODE ANNOTATED, NO OATH OF VALUE IS REQUIRED WITH RESPECT TO THIS TRANSACTION.

This instrument was prepared by:
Hugh Kendall (BPR #001278)
Kendall Van Dolson
6918 Shallowford Road, Suite 305
Chattanooga, Tennessee 37421-1783
Tel. 423-499-9863
Fax 423-894-0682

THIS DEED WAS PREPARED ON THE BASIS OF INFORMATION FURNISHED TO THE PREPARER BY THE GRANTOR NAMED IN THIS DEED. THE PREPARER WAS NOT REQUESTED TO CONDUCT AN EXAMINATION OF THE PUBLIC RECORDS TO VERIFY THE LEGAL DESCRIPTION OF THE PROPERTY USED IN THIS DEED OR THE STATUS OF THE GRANTOR'S TITLE TO THE PROPERTY, AND NO SUCH EXAMINATION WAS CONDUCTED. THE PREPARER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE LEGAL DESCRIPTION FURNISHED BY THE GRANTOR OR THE STATUS OF THE GRANTOR'S TITLE AND SHALL NOT BE LIABLE TO ANYONE HAVING AN INTEREST IN THIS PROPERTY FOR ANY INACCURACY OR INCOMPLETENESS IN THE DESCRIPTION FURNISHED BY THE GRANTOR OR FOR THE SUFFICIENCY OF THE TITLE CONVEYED BY THIS DEED.

EXHIBIT "A"
To Warranty Deed

ALL THE FOLLOWING PROPERTY LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE:

Tract One:

Beginning at an iron pin in the westerly margin of Westcap Road, said pin being the northeast corner of the property conveyed the 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° 32 minutes 22 seconds West 694.34 feet to an iron pin in the easterly right-of-way of Interstate 24; thence North 31° 43 minutes 52 seconds West 206.57 feet to a concrete monument; thence North 09° 12 minutes 36 seconds West 217.31 feet to an iron pin; thence North 45° 31 minutes 14 seconds West 574.66 feet to a concrete monument; thence North 28° 27 minutes 36 seconds West 56.77 feet to an iron pin; thence the South 83° 15 minutes 01 second East 930.19 feet to iron pin in the westerly margin of Westcap Road; thence South 21° 30 minutes 45 seconds East 243.59 feet to a concrete monument; thence South 34° 22 minutes 25 seconds East 101.98 feet to a concrete monument; thence South 24° 51 minutes 14 seconds East 485.27 feet to the point of beginning, containing 13.17 acres, more or less.

Being the same property described as Tract Two in the Warranty Deed recorded in Book 11643, Page 980, in the Register's Office of Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect with respect to the property.

The source of the Grantor's interest in the property and of the legal description of the property used in this deed is an instrument recorded in Book 11643, Page 980, in the Register's Office of Davidson County, Tennessee.

Tract Two:

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° 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° 08 minutes 16 seconds East 158.53 feet to an iron pin; thence South 06° 02 minutes 32 seconds West 170.14 feet to an iron pin; thence South 08° 35 minutes 45 seconds West 261.12 feet to an iron pin; thence North 88° 28 minutes 04 seconds West 411.94 feet in an iron pin in the easterly margin of Westcap Road; thence North 20° 40 minutes 36 seconds West 144.12 feet to an iron pin; thence North 23° 03 minutes 49 seconds

West 400.00 feet to a concrete monument; thence North 20° 37 minutes 16 seconds West 245.56 feet to the point of beginning, containing 9.41 acres, more or less.

Being the same property described as Tract Three in the Warranty Deed recorded in Book 11643, Page 980, in the Register's Office of Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect with respect to the property.

The source of the Grantor's interest in the property and of the legal description of the property used in this deed is an instrument recorded in Book 11643, Page 980, in the Register's Office of Davidson County, Tennessee.