

ALTA Commitment Form

COMMITMENT FOR TITLE INSURANCE
Issued by



Stewart Title Guaranty Company, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Countersigned by:

Title Guaranty and Trust Company of
Chattanooga
Company

Chattanooga, Tennessee
City, State


Senior Chairman of the Board
Chairman of the Board
President

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < <http://www.alta.org/>>.*



All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

SCHEDULE A

Order Number: 20152495

- 1. Effective Date: October 27, 2015 at 8:00 am
- 2. Policy or Policies to be issued: Amount of Insurance
 - (a) ALTA Owner's Policy - (6/17/06)
Proposed Insured: TBD
 - (b) ALTA Loan Policy - (6/17/06) - 0 -
Proposed Insured: NONE

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the fee simple estate or interest in the land is at the effective date vested in:

ANNE CANNON CRAIS and SUNTRUST BANK, as CO-TRUSTEES of the 'FAMILY TRUST' created under the Last Will and Testament of Alvin F. Cannon, deceased, a copy of which can be found in Docket No. 06-P-604, in the Chancery Court of Hamilton County, Tennessee, Part 2, Probate Division; and ANNE CANNON CRAIS, as EXECUTOR, and SUNTRUST BANK, as ADMINISTRATOR C.T.A, of the Estate of Alvin F. Cannon, deceased, with Letters Testamentary and Letters of Administration with Will Annexed issued on October 25, 2006, Docket No. 06-P-604, in the Chancery Court of Hamilton County, Tennessee, Part 2, Probate Division (As to Tracts One, Two, Four, Five, Six, and Seven)

SUNTRUST BANK as TRUSTEE Under Will of Frances C. Cannon Irrevocable Family Trust Dated August 4, 2004 and SUNTRUST BANK, SUCCESSOR TRUSTEE of the Residual Marital Trust under the Last Will and Testament of Frances C. Cannon dated August 4, 2004 (As to Tract Three)

5. The land referred to in this Commitment is described as follows:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
TRACT ONE (1) – HIGHWAY 58 – TAX MAP AND PARCEL NUMBER 120N-D-012:

Being located in the Southeast Quarter of Section Twenty (20), Township (5), Range Three (3), West of the Basis Line in the Ocoee District, and being more particularly described as follows: Beginning at a point in the Southeastern line of Highway 58, which point is located twenty-two (22) feet Northeastwardly of the Northwestern corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1276, Page 32, in the Register's Office of Hamilton County, Tennessee; thence North forty-eight (48) degrees twenty (20) minutes East one hundred fifty (150) feet to a point; thence at right angles Southeastwardly one hundred thirty-seven and five-tenths (137.5) feet to a point; thence Southwestwardly along the center line of a power line right of way one hundred twenty (120) feet, more or less, to a point in the Northern line of The Title Guaranty and Trust Company's property mentioned above; thence Westwardly along said line to a point which is located one hundred fifty (150) feet Southwestwardly of the second line herein described property to the point of beginning. Said tract contains three (3) lots, each having a fifty (50) foot frontage on the Southeastern line of State Highway 58.

FOR PRIOR TITLE, see Deed from Anne Cannon Crais, on behalf of Al Cannon Realtors, Inc., to Anne Cannon Crais and SunTrust Bank Chattanooga, as personal representatives of the Estate of Alvin F. Cannon, dated January 24, 2007 and recorded on February 14, 2007 in Book 8240, Page 867, in the Register's Office of Hamilton County, Tennessee. See also, Deed recorded in Book 2135, Page 72, in the Register's Office of Hamilton County, Tennessee.

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances in effect thereon.

Highway 58 is a limited access Highway as set forth in instrument recorded in Book 765, Page 17, in Book 768, Page 359, and in Book 772, Page 217, in the Register's Office of Hamilton County, Tennessee.

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USA (TVA) Transmission Line Easement across the rear of the property.

TRACT TWO (2) – HIGHWAY 58 – A PORTION OF TAX MAP AND PARCEL NUMBER 120N-D-014:

Being located in the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line in the Ocoee District, and being more particularly described as follows: Beginning at a point in the Southeastern line of Highway 58, which point is located two hundred sixty-two (262) feet Northeastwardly of the Northwestern corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1276, Page 32, in the Register's Office of Hamilton County, Tennessee; thence North forty-eight (48) degrees twenty (20) minutes East fifty (50) feet to a point; thence at right angles Southeastwardly one hundred forty-three and five-tenths (143.5) feet to a point in the center line of 150-foot Transmission Line Easement of USA (TVA); thence Southwestwardly along the center line of said easement, fifty (50) feet to a point; thence Northwestwardly one hundred forty-one and four-tenths (141.4) feet to the point of beginning.

EXCEPTING any portion of said tract to be used in rounding the intersection of the Southeastern line of Tennessee Highway 58 and a 40-foot access road running along the Southwestern line of said tract and rounding the intersection of the 40-foot access road running along the Southwestern line of said tract and the 20-foot roadway along the Southeastern line of said tract.

FOR PRIOR TITLE, see Deed from Anne Cannon Crais, on behalf of Al Cannon Realtors, Inc., to Anne Cannon Crais and SunTrust Bank Chattanooga, as personal representatives of the Estate of Alvin F. Cannon, dated January 24, 2007 and recorded on February 14, 2007 in Book 8240, Page 867, in the Register's Office of Hamilton County, Tennessee. See also, Deed from Louise Hunter Hugley, sole heir at law of Simon R. Douglas, and Emma L. Douglas, widow of Simon R. Douglas, to Al Cannon Realtors, Inc., a Tennessee corporation, dated August 21, 1974 and recorded on September 19, 1974 in Book 2198, Page 628, in the Register's Office of Hamilton County, Tennessee.

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances in effect thereon.

Highway 58 is a limited access highway as set forth in instrument recorded in Book 765, Page 17, in Book 768, Page 359, and in Book 772, Page 217, in the Register's Office of Hamilton County, Tennessee.

USA (TVA) Transmission Line Easement across the rear of the property.

Sewer Easement as set out in instrument recorded in Book 2437, Page 669, in the Register's Office of Hamilton County, Tennessee.

TRACT THREE – HIGHWAY 58 – TAX MAP AND PARCEL NUMBER 120N-D-015:

Being located in the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line in the Ocoee District, and being more particularly described as follows: Beginning at a point in the Southeastern line of Highway 58, which point is located three hundred twelve (312) feet Northeastwardly of the Northwestern corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1276, Page 32, in the Register's Office of Hamilton County, Tennessee; thence Northeastwardly along the Southeastern line of Highway 58, fifty (50) feet to a point; thence at right angles Southeastwardly one hundred forty-five and seven-tenths (145.7) feet to a point in the center line of 150-foot USA (TVA) Transmission Line Right-of-way Easement; thence Southwestwardly along the center line of said right-of-way easement, fifty (50) feet to a point; thence Northwestwardly one hundred forty-three (143) feet to the point of beginning.

FOR PRIOR TITLE, see Deed from SunTrust Bank, successor trustee of the Tennessee Marital Trust under the Last Will and Testament of Frances C. Cannon dated August 4, 2004, to SunTrust Bank as Trustee Under Will of Frances C. Cannon Irrevocable Family Trust Dated August 4, 2004, dated November 26, 2008 and recorded on December 3, 2008 in Book 8809, Page 932, in the Register's Office of Hamilton County, Tennessee. See also, Deed from Anne Cannon Crais, the duly qualified personal representative of the Estate of Frances C. Cannon by appointment in the Chancery Court of Hamilton County, Tennessee, under Docket Number 05-P-426, to SunTrust Bank, successor

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trustee of the Residual Marital Trust under the Last Will and Testament of Frances C. Cannon dated August 4, 2004, dated November 24, 2006 and recorded on December 1, 2006 in Book 8168, Page 528, in the Register's Office of Hamilton County, Tennessee. See also, Deed recorded in Book 3214, Page 127, and in Book 8168, Page 515, in the Register's Office of Hamilton County, Tennessee.

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances in effect thereon.

Highway 58 is a limited access highway as set forth in instrument recorded in Book 765, Page 17, in Book 768, Page 359, and in Book 772, Page 217, in the Register's Office of Hamilton County, Tennessee.

USA (TVA) Transmission Line Easement across the rear of the property.

Sewer Easement as set out in instrument recorded in Book 2437, Page 669, in the Register's Office of Hamilton County, Tennessee.

TRACT FOUR – HIGHWAY 58 – TAX MAP AND PARCEL NUMBER 120N-D-016:

Being located in the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line in the Ocoee District, and being more particularly described as follows: Beginning at a point in the Southeastern line of Highway 58, which point is located three hundred sixty-two (362) feet Northeastwardly of the Northwestern corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1276, Page 32, in the Register's Office of Hamilton County, Tennessee; thence North forty-eight (48) degrees twenty (20) minutes East along the Southeastern line of Highway 58, two hundred fifty (250) feet to a point; thence at right angles Southeastwardly one hundred fifty-six and five-tenths (156.5) feet to a point in the center line of a power line right of way; thence Southwestwardly along said line two hundred fifty (250) feet to a point; thence Northwestwardly in a direct line one hundred forty-five and seven-tenths (145.7) feet to the point of beginning. Said tract contains five (5) lots, each having a fifty (50) foot frontage on the Southeastern line of State Highway 58.

FOR PRIOR TITLE, see Deed from Anne Cannon Crais, on behalf of AI Cannon Realtors, Inc., to Anne Cannon Crais and SunTrust Bank Chattanooga, as personal representatives of the Estate of Alvin F. Cannon, dated January 24, 2007 and recorded on February 14, 2007 in Book 8240, Page 867, in the Register's Office of Hamilton County, Tennessee. See also, Deed recorded in Book 2135, Page 72, in the Register's Office of Hamilton County, Tennessee.

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances in effect thereon.

Sanitary Sewer Easement as set out in instrument recorded in Book 2437, Page 669, and in Book 2602, Page 852, in the Register's Office of Hamilton County, Tennessee.

TVA Transmission Line across said property.

Highway 58 is a limited access highway.

TRACT FIVE (5) – 5134 HIGHWAY 58 – TAX MAP AND PARCEL NUMBER 120N-D-017:

Being located in the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line in the Ocoee District, and being more particularly described as follows: BEGINNING at a point in the Southeastern Line of Highway 58, which point is located 627 feet northeastwardly of the northwestern corner of the property conveyed to The Title Guaranty and Trust company of Chattanooga, Trustee, by deed recorded in Book 1276, Page 32, in the Register's Office of Hamilton County, Tennessee; thence North 48 degrees 20 minutes East 35 feet to a point; thence southeastwardly 158.7 feet to a point in the center line of a 150 foot right of way of the U.S.A. (TVA) transmission line easement; thence southwestwardly, along the center line of said right of way, 35 feet to a point; thence northwestwardly 156.8 feet to the point of beginning.

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FOR PRIOR TITLE, see Deed from Alvin F. Cannon, Trustee and wife, Frances C. Cannon, to Alvin F. Cannon, dated May 5, 1988 and recorded on May 6, 1988 in Book 3481, Page 179, in the Register's Office of Hamilton County, Tennessee. See also, Deed from Billy Joe Pierce and wife, Rose Pierce, to Alvin F. Cannon, Trustee, dated October 16, 1975 and recorded on October 17, 1975 in Book 2273, Page 57, in the Register's Office of Hamilton County, Tennessee.

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances in effect thereon.

TVA Transmission Line across said property.

Controlled Access to Highway 58.

TRACT SIX (6) – HIGHWAY 58 – TAX MAP AND PARCEL NUMBER 120N-D-018:

Being a part of the Southeast Quarter of Section Twenty (20), Township Five, Range Three (3), West of the Basis Line, Ocoee District and described as: Beginning at a point in the Southeast line of Highway 58, which point is located 662 feet Northeastwardly of the Northwest corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1276, Page 32, in the Register's Office of Hamilton County, Tennessee; thence North 48 degrees 20 minutes East, along the Southeast line of said Highway, 268 feet, more or less, to the Northernmost corner of property conveyed to Daniel B. Hon, Trustee, by deed recorded in Book 1302, Page 541 in the Register's Office of Hamilton County, Tennessee; thence South 09 degrees 41 minutes East along the Volunteer Ordinance Work Line 195 feet, more or less, to the center line of a 150 foot right-of-way of the U.S.A. (TVA)Transmission Line Easement; thence Southwardly or Southwestwardly, along the center line of said right-of-way, 164 feet; thence Northwestwardly 158.7 feet to the point of beginning.

FOR PRIOR TITLE, see Deed from Alvin F. Cannon, Trustee and wife, Frances C. Cannon, to Alvin F. Cannon, dated May 5, 1988 and recorded on May 6, 1988 in Book 3481, Page 175, in the Register's Office of Hamilton County, Tennessee. See also, Deed from Jean S. Hon, widow, and Daniel B. Hon, Jr., to Alvin F. Cannon, Trustee, dated May 27, 1980 and recorded on July 2, 1980 in Book 2688, Page 373, in the Register's Office of Hamilton County, Tennessee.

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances in effect thereon.

Sanitary Sewer Easement as set out in instrument recorded in Book 2437, Page 669, and in Book 2602, Page 852, in the Register's Office of Hamilton County, Tennessee.

TVA Transmission Line across said property.

Highway 58 is a limited access Highway.

TRACT SEVEN (7) – HIGHWAY 58 – TAX MAP AND PARCEL NUMBER 120N-D-001:

Being a part of the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line, Ocoee District, and describes as: BEGINNING at a point in the center line of the TVA Transmission line right of way in the North line of Lot Three (3), Mimososa Park Subdivision, as shown by plat of record in Plat Book 22, Page 79 in the Register's Office of Hamilton County, Tennessee; thence along said center of said TVA Transmission line right of way, North 50 degrees 30 minutes East 744 feet to an iron in the West line of the Volunteer Ordinance Works property; thence along said West line, South 08 degrees 40 minutes East 826.3 feet to the North line of Mimososa Park Subdivision, as shown by plat recorded in Plat Book 22, Page 79 in the Register's Office of Hamilton County, Tennessee; thence along said North line North 63 degrees 50 minutes West 778.3 feet to the beginning.

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FOR PRIOR TITLE, see Deed from Alvin F. Cannon, Trustee and wife, Frances C. Cannon, to Alvin F. Cannon, dated May 5, 1988 and recorded on May 6, 1988 in Book 3481, Page 177, in the Register's Office of Hamilton County, Tennessee. See also, Deed recorded in Book 2231, Page 496, in Book 2295, Page 191, and in Book 2295, Page 193, in the Register's Office of Hamilton County, Tennessee.

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances in effect thereon.

Sanitary Sewer Easement as set out in instrument recorded in Book 2437, Page 669, and in Book 2602, Page 852, in the Register's Office of Hamilton County, Tennessee.

TVA Transmission Line across said property.

Volunteer Ordinance Works Pipe Line Easement across said property.

SCHEDULE B

PART I & II

Order Number: 20152495

I. Requirements:

Instruments in insurable form which must be executed, delivered, and duly filed for record:

1. NO OUTSTANDING DEEDS OF TRUST FOUND OF RECORD, PLEASE VERIFY.
 2. Proper Deed of Warranty from ANNE CANNON CRAIS and SUNTRUST BANK, as CO-TRUSTEES of the 'FAMILY TRUST' created under the Last Will and Testament of Alvin F. Cannon, deceased, a copy of which can be found in Docket No. 06-P-604, in the Chancery Court of Hamilton County, Tennessee, Part 2, Probate Division; and ANNE CANNON CRAIS, as EXECUTOR, and SUNTRUST BANK, as ADMINISTRATOR C.T.A, of the Estate of Alvin F. Cannon, deceased, with Letters Testamentary and Letters of Administration with Will Annexed issued on October 25, 2006, Docket No. 06-P-604, in the Chancery Court of Hamilton County, Tennessee, Part 2, Probate Division; and SUNTRUST BANK as TRUSTEE Under Will of Frances C. Cannon Irrevocable Family Trust Dated August 4, 2004; and SUNTRUST BANK, SUCCESSOR TRUSTEE of the Residual Marital Trust under the Last Will and Testament of Frances C. Cannon dated August 4, 2004 , to _____, must be placed of record in the Register's Office of Hamilton County, Tennessee, and any liens retained therein released.
 3. Proper Affidavit as to Mechanics' and Furnishers' liens must be furnished this Office. PLEASE NOTE: In the event that any improvements on the herein described property are of new construction (having been completed within the last year), it will be necessary to comply with the "Notice of Completion Law" as provided for in Chapter 189, 2007 State Public Acts.
 4. Proper payment of property taxes as set forth on Schedule B.
 5. Proper By-laws of Al Cannon Realtors, Inc. must be provided this Office. NOTE: Upon receipt, additional requirements may be made.
 6. With regard to Tract 2, a proper, successful quiet title action regarding that portion of tax parcel 120N-D-014 that is not described in Tract 2 on Schedule A, which is approximately the western fifty (50) feet of said tract.
- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
 2. Standard Exceptions:
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements, or claims of easements, not shown by the public records.
 - (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
 - (d) Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
 - (e) Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured.

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- (f) Restrictions upon the use of the premises not appearing in the chain of title to the land.
- (g) Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
3. AS TO TRACT ONE (1):
2015 County Taxes are NOW DUE AND PAYABLE in the amount of \$441.33, BILL #14312.
2016 County Taxes are a LIEN, not yet due and payable.
2015 City Taxes are NOW DUE AND PAYABLE in the amount of \$368.52.
2016 City Taxes are a LIEN, not yet due and payable.
No 2015 Water Quality Fee is assessed.
2016 Water Quality Fee is a LIEN, not yet due and payable.
Map and Parcel Number: 120N-D-012, Assessment: \$15,960.00.
4. Any governmental zoning and subdivision ordinances in effect thereon.
5. Highway 58 is a limited access Highway as set forth in instrument recorded in Book 765, Page 17, in Book 768, Page 359, and in Book 772, Page 217, in the Register's Office of Hamilton County, Tennessee.
6. USA (TVA) Transmission Line Easement across the rear of the property.
7. AS TO TRACT TWO (2):
2015 County Taxes are NOW DUE AND PAYABLE in the amount of \$337.35, BILL #14313.
2016 County Taxes are a LIEN, not yet due and payable.
2015 City Taxes are NOW DUE AND PAYABLE in the amount of \$281.70.
2016 City Taxes are a LIEN, not yet due and payable.
No 2015 Water Quality Fee is assessed.
2016 Water Quality Fee is a LIEN, not yet due and payable.
Map and Parcel Number: 120N-D-014, Assessment: \$12,200.00.
8. Any governmental zoning and subdivision ordinances in effect thereon.
9. Highway 58 is a limited access highway as set forth in instrument recorded in Book 765, Page 17, in Book 768, Page 359, and in Book 772, Page 217, in the Register's Office of Hamilton County, Tennessee.
10. USA (TVA) Transmission Line Easement across the rear of the property.
11. Sewer Easement as set out in instrument recorded in Book 2437, Page 669, in the Register's Office of Hamilton County, Tennessee.
12. No title insurance is afforded with regard to that portion of tax parcel 120N-D-014 that is not described in Tract 2 on Schedule A, which is approximately the western fifty (50) feet of said tract.
13. AS TO TRACT THREE (3):
2015 County Taxes are NOW DUE AND PAYABLE in the amount of \$171.44, BILL #61789.
2016 County Taxes are a LIEN, not yet due and payable.
2015 City Taxes are NOW DUE AND PAYABLE in the amount of \$143.16.
2016 City Taxes are a LIEN, not yet due and payable.
No 2015 Water Quality Fee is assessed.

SCHEDULE B

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2016 Water Quality Fee is a LIEN, not yet due and payable.
Map and Parcel Number: 120N-D-015, Assessment: \$6,200.00.

14. Any governmental zoning and subdivision ordinances in effect thereon.
15. Highway 58 is a limited access highway as set forth in instrument recorded in Book 765, Page 17, in Book 768, Page 359, and in Book 772, Page 217, in the Register's Office of Hamilton County, Tennessee.
16. USA (TVA) Transmission Line Easement across the rear of the property.
17. Sewer Easement as set out in instrument recorded in Book 2437, Page 669, in the Register's Office of Hamilton County, Tennessee.
18. AS TO TRACT FOUR (4):
2015 County Taxes are NOW DUE AND PAYABLE in the amount of \$898.14, BILL #14314.
2016 County Taxes are a LIEN, not yet due and payable.
2015 City Taxes are NOW DUE AND PAYABLE in the amount of \$749.96.
2016 City Taxes are a LIEN, not yet due and payable.
No 2015 Water Quality Fee is assessed.
2016 Water Quality Fee is a LIEN, not yet due and payable.
Map and Parcel Number: 120N-D-016, Assessment: \$32,480.00.
19. Any governmental zoning and subdivision ordinances in effect thereon.
20. Sanitary Sewer Easement as set out in instrument recorded in Book 2437, Page 669, and in Book 2602, Page 852, in the Register's Office of Hamilton County, Tennessee.
21. TVA Transmission Line across said property.
22. Highway 58 is a limited access highway.
23. AS TO TRACT FIVE (5):
2015 County Taxes are NOW DUE AND PAYABLE in the amount of \$131.62, BILL #9708.
2016 County Taxes are a LIEN, not yet due and payable.
2015 City Taxes are NOW DUE AND PAYABLE in the amount of \$109.91.
2016 City Taxes are a LIEN, not yet due and payable.
2015 Water Quality Fee is assessed.
2016 Water Quality Fee is a LIEN, not yet due and payable.
Map and Parcel Number: 120N-D-017, Assessment: \$4,760.00.
24. Any governmental zoning and subdivision ordinances in effect thereon.
25. TVA Transmission Line across said property.
26. Controlled Access to Highway 58.
27. AS TO TRACT SIX (6):
2015 County Taxes are NOW DUE AND PAYABLE in the amount of \$809.65, BILL #9709.
2016 County Taxes are a LIEN, not yet due and payable.
2015 City Taxes are NOW DUE AND PAYABLE in the amount of \$676.08.
2016 City Taxes are a LIEN, not yet due and payable.
No 2015 Water Quality Fee is assessed.

SCHEDULE B

PART I & II

Order Number: 20152495

2016 Water Quality Fee is a LIEN, not yet due and payable.
Map and Parcel Number: 120N-D-018, Assessment: \$29,280.00.

28. Any governmental zoning and subdivision ordinances in effect thereon.
29. Sanitary Sewer Easement as set out in instrument recorded in Book 2437, Page 669, and in Book 2602, Page 852, in the Register's Office of Hamilton County, Tennessee.
30. TVA Transmission Line across said property.
31. Highway 58 is a limited access highway.
32. AS TO TRACT SEVEN (7):
2015 County Taxes are NOW DUE AND PAYABLE in the amount of \$1,568.42, BILL #9707.
2016 County Taxes are a LIEN, not yet due and payable.
2015 City Taxes are NOW DUE AND PAYABLE in the amount of \$1,309.66.
2016 City Taxes are a LIEN, not yet due and payable.
No 2015 Water Quality Fee is assessed.
2016 Water Quality Fee is a LIEN, not yet due and payable.
Map and Parcel Number: 120N-D-001, Assessment: \$56,720.00.
33. Any governmental zoning and subdivision ordinances in effect thereon.
34. Sanitary Sewer Easement as set out in instrument recorded in Book 2437, Page 669, and in Book 2602, Page 852, in the Register's Office of Hamilton County, Tennessee.
35. TVA Transmission Line across said property.
36. Volunteer Ordinance Works Pipe Line Easement across said property.
37. If Tract 7 is conveyed separately from any of Tracts 1 – 6, then legal access to a public road may not be available.
38. AS TO ALL TRACTS: No insurance is afforded as to the acreage or square footage contained in the insured property.

Tract 1

Hamilton County, Tennessee

Unofficial Property Card

Location HWY 58	Property Account Number 47262	Parcel ID 120N D 012
Property Type 08	Land Use 914	District CITY

Current Property Mailing Address

Owner CRAIS ANNE CANNON C/O SUNTRUST BANK MC6500 Address P O BOX 305110	City NASHVILLE State TN Zip 37230-5110
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Current Property Sales Information

Sale Date 1/24/2007	Legal Reference 8240-0867
Sale Price \$0	Grantor(Seller) CANNON AL REALTORS INC

Current Property Assessment

Building Value	\$0
Xtra Features Value	\$0
Land Value	\$39,900
Total Value	\$39,900
Assessed Value	\$15,960

Narrative Description

This property is classified as N/A with a(n) N/A style structure on this card, built about with 0 square feet.

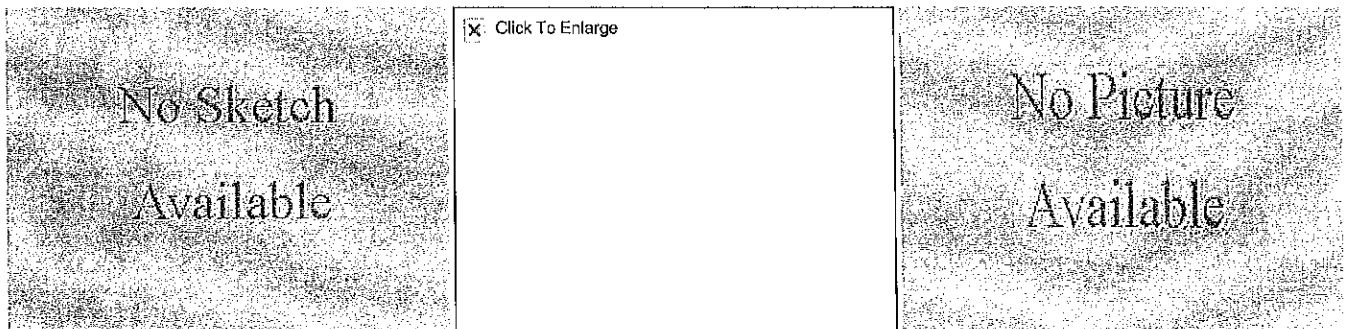
Land Description

The total land area of this property is (150 X 140M IRR).

Legal Description

SE 1/4 SEC 20 TWP 5 R-3

Property Images

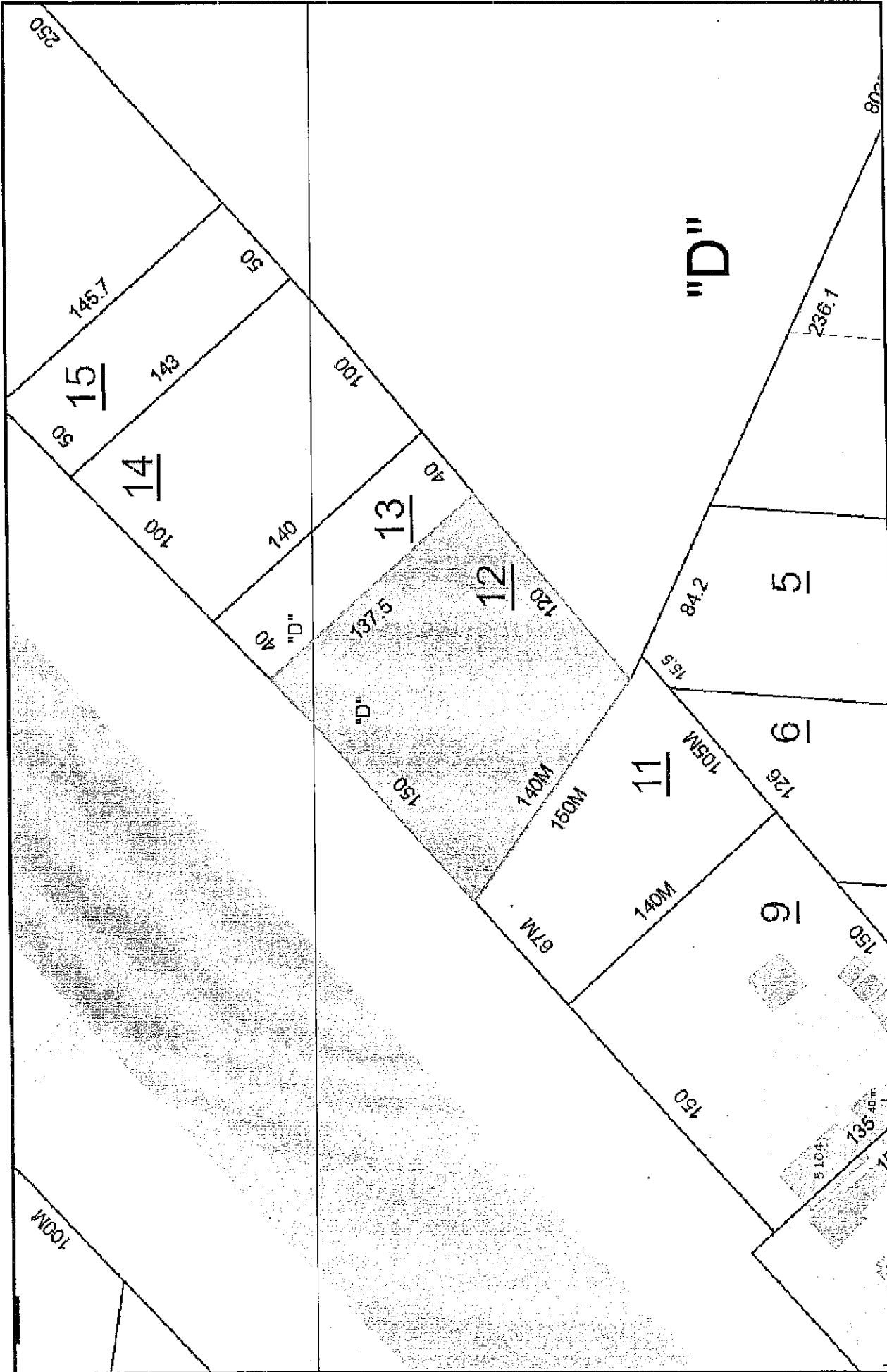


Property

Location HWY 58	Account Number 47282	Parcel ID 120N D 012
-----------------	----------------------	----------------------

Sales

Sale Date	Sale Price	Legal Reference	Grantor Last Name	Land Use Code at Sale
1/24/2007	\$0	8240-0867	CANNON AL REALTORS INC	
10/1/1973	\$0	2135-0072		



Printed: Oct 15, 2015

The Map Title

The Subtitle

HCGIS



Hamilton County Auditor's Office, 1000 Main Street, Hamilton, OH 45002. Phone: 513-263-1234. Fax: 513-263-1235. Website: www.hamiltoncountyoa.com



Hamilton County Trustee
Property Tax Inquiry

Bill Hullander - Hamilton County Trustee

210 Courthouse @ 625 Georgia Ave.
 Chattanooga, TN 37402

Phone: (423) 209-7270 Fax: (423) 209-7271

Office Hours: Mon - Fri 8:00am-4:00pm except these holidays

Hamilton County Tennessee
A great place to work and live.

- Trustee Home
- Satellite Location Directions
- General Property Tax FAQs
- Current Property Tax Rates
[Email the Trustee](#)
- 2014 Tax Roll File
- Delinquent File Download

Trustee - Tax Bill

[Return to Property Details](#)

[Printing Tips](#)

State Grid	120N D 012	Flags	None
District	Chattanooga (1)		
Property Address	HWY 58		

Bill Type	Real Property	Bill Year	2015
Status	Active	Bill #	14312
Mailing Address	CRAIS ANNE CANNON C/O SUNTRUST BANK MC6500 P O BOX 305110 NASHVILLE TN, 37230	Assessment	\$15,960.00
Legal Desc	1. SE 1/4 SEC 20 TWP 5 R-3 2. 3. 4.		

Other Links

- County Officials & Departments
- Hamilton County Assessor
- Hamilton County Register Of Deeds

Billing Information

Date	Transaction Type	Fee Type	Amount
9/23/2015	Tax Billing	County Tax	\$441.33

Total Due \$441.33

IF PAID BY 2/29/2016 U S POSTMARK ACCEPTED

Make Payment

MAKE CHECKS PAYABLE AND MAIL TO:

HAMILTON COUNTY TRUSTEE
 625 Georgia Ave., Room 210
 Chattanooga, TN 37402-1494

Send any suggestions about this site to [County Webmaster](#)
 © 2015, General Government of Hamilton County

Chattanooga Tax Bill

State Grid	120N D 012	Flags	
Property Address	HWY 58		
Bill #	0016000		
Bill Type	Real Property	Bill Year	2015
Status	Active		
Owner Name	CRAIS ANNE CANNON		
Mailing Address	P O BOX 305110 NASHVILLE TN 37230	Assessment	\$15,960.00

Billing Information

Year	Transaction Type	Fee Type	Amount
2015	Tax Billing	City Tax	\$368.52
Total Due			\$368.52

Amount due changes monthly; must be paid by 2/28/2016 US Postmark accepted; Or Pay Online.

AFTER RECORDING MAIL TO:

Wooden, Fulton & Scarborough, P.C.
737 Market Street, Suite 620
Chattanooga, TN 37402

Instrument: 2007021400068
Book and Page: 01 8240 867
Deed Recording Fee \$25.00
Data Processing Fee \$2.00
Probate Fee \$1.00
Total Fees: \$27.00 XMPT
User: JFREUDENBERG
Date: 14-FEB-2007
Time: 10:00:27 A
Contact: Pam Hurst, Register
Hamilton County Tennessee

mail to: SunTrust Bank Chattanooga
EW Privately Held Investments
PO Box 1638 M0325
Chattanooga TN 37401

SEND TAX NOTICES TO:

SunTrust Bank Chattanooga
POB 1638
Chattanooga, TN 37401

MAP/PARCEL NUMBERS:

Parcel 1: 120N-D-012
Parcel 2: 120N-D-014
Parcel 3: 120N-D-016

92323772

QUITCLAIM DEED

For acknowledged adequate consideration, I, Anne Cannon Crais, on behalf of Al Cannon Realtors, Inc., herein referred to as "Grantor," do hereby quitclaim, transfer and convey unto Anne Cannon Crais and SunTrust Bank Chattanooga, as personal representatives of the Estate of Alvin F. Cannon, herein referred to as "Grantees," the following parcels of real property:

Parcel 1 (Highway 58):

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

Being located in the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line in the Ocoee District, and being more particularly described as follows: Beginning at a point in the Southeastern line of Highway, 58, which point is located three hundred sixty-two (362) feet Northeastwardly of the Northwestern corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1276, Page 32, in the Register's Office of Hamilton County, Tennessee; thence North forty-eight (48) degrees twenty (20) minutes East along the Southeastern line of Highway 58, two hundred fifty (250) feet to a point; thence at right angles Southeastwardly one hundred fifty-six and five-tenths (156.5) feet to a point in the center line of a power line right of way; thence Southwestwardly along said line two hundred

This instrument was prepared by Wooden, Fulton & Scarborough, P.C., 737 Market Street, Suite 620, Chattanooga, TN 37402. This notice is pursuant to *Tennessee Code Annotated* §66-24-115 and does not constitute a warranty of title, covenants, descriptions or any other information contained herein.

GM

8240/867

fifty (250) feet to a point; thence Northwestwardly in a direct line one hundred forty-five and seven-tenths (145.7) feet to the point of beginning. Said tract contains five (5) lots, each having a fifty (50) foot frontage on the Southeastern line of State Highway 58.

Subject to right of way for USA (TVA) Transmission Line Easement, the center line of which is the rear line of the described property.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that deed recorded in Book 2135, Page 72, in the Register's Office of Hamilton County, Tennessee.

Parcel 2 (Highway 58):

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

Tract 1:

Being located in the Southeast Quarter of Section Twenty (20), Township five (5), Range Three (3), West of the basis Line in the Ocoee District, and being more particularly described as follows: Beginning at a point in the Southeastern line of Highway 58, which point is located two hundred sixty-two (262) feet Northeastwardly of the Northwestern corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1278, Page 32, in the Register's Office of Hamilton County, Tennessee; thence North forty-eight (48) degrees twenty (20) minutes East fifty (50) feet to a point; thence at right angles Southeastwardly one hundred forty-three and five-tenths (143.5) feet to a point in the center line of 150-foot Transmission Line Easement of USA (TVA); thence Southwestwardly along the center line of said easement, fifty (50) feet to a point; thence Northwestwardly one hundred forty-one and four-tenths (141.4) feet to the point of beginning.

Excepting any portion of said tract to be used in rounding the intersection of the Southeastern line of Tennessee Highway 58 and a 40-foot access road running along the Southwestern line of said tract and rounding the intersection of the 40-foot access road running along the Southwestern line of said tract and the 20-foot roadway along the Southeastern line of said tract.

Tract 2:

Being located in the Southeast Quarter of Section Twenty (20), Township five (5), Range Three (3), West of the basis Line in the Ocoee District, and being more particularly described as follows: Beginning at a point in the Southeastern line of

Highway 58, which point is located three hundred twelve (312) feet Northeastwardly of the Northwestern corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1278, Page 32, in the Register's Office of Hamilton County, Tennessee; thence Northeastwardly along the Southeastern line of Highway 58, fifty (50) feet to a point; thence at right angles Southeastwardly one hundred forty-five and seven-tenths (145.7) feet to a point in the center line of 150-foot USA (TVA) Transmission Line Right-of-way Easement; thence Southwestwardly along the center line of said right-of-way easement, fifty (50) feet to a point; thence Northwestwardly one hundred forty-three (143) feet to the point of beginning.

Subject to right-of-way for Volunteer Ordinance Pipe Line.

Subject to TVA transmission line right-of-way, the center line being the rear of said property.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that deed recorded in Book 2198, Page 628, in the Register's Office of Hamilton County, Tennessee.

Parcel 3 (Highway 58):

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

Being located in the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line in the Ocoee District, and being more particularly described as follows: Beginning at a point in the Southeastern line of Highway, 58, which point is located twenty-two (22) feet Northeastwardly of the Northwestern corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1278, Page 32, in the Register's Office of Hamilton County, Tennessee; thence North forty-eight (48) degrees twenty (20) minutes East one hundred fifty (150) feet to a point; thence at right angles Southeastwardly one hundred thirty-seven and five-tenths (137.5) feet to a point; thence Southwestwardly along the center line of a power line right of way one hundred twenty (120) feet, more or less, to a point in the Northern line of The Title Guaranty and Trust Company's property mentioned above; thence Westwardly along said line to a point which is located one hundred fifty (150) feet Southwestwardly of the second line herein described to the point of beginning. Said tract contains three (3) lots, each having a fifty (50) foot frontage on the Southeastern line of State Highway 58.

For prior title, see that deed recorded in Book 2135, Page 72, in the Register's Office of Hamilton County, Tennessee.

No new surveys were made for purposes of this deed. The property descriptions are taken from the deeds of prior title described above.

Grantees are authorized to sell, transfer, exchange, convey, rent, mortgage or otherwise encumber the real property, and execute any document necessary to complete any such transaction, without joinder by, or disclosure of, the beneficiaries of the estate, and without liability on the part of third parties dealing with Grantees to look to the proper disposition of the proceeds arising from any such transaction.

Grantees are to have and to hold the real property forever in fee simple. Grantor covenants that it is lawfully seized and possessed of a full interest in the real property, that it has full and lawful authority to sell, transfer and convey the same, that title to the real property is clear, free and unencumbered, except as herein stated, and that it will forever warrant and defend the same against all lawful claims.

AL CANNON REALTORS, INC.

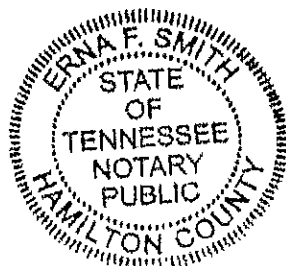
Jan 24, 2007.

By Anne Cannon Crais
(Anne Cannon Crais)

STATE OF TN
COUNTY OF Ham

✓ Before me, a notary public duly appointed, commissioned and qualified in and for this State and County, personally appeared Anne Cannon Crais, with whom I am personally acquainted, or who upon satisfactory evidence showed herself to be such person, and who, upon oath, acknowledged execution of the foregoing instrument, with authority so to do, for the purposes contained therein.

In witness whereof, I have signed my name and affixed my seal at my office in this County on January 24, 2007. My commission expires 8-24-08.



Erna F. Smith
Notary Public

This instrument was prepared by Wooden, Fulton & Scarborough, P.C., 737 Market Street, Suite 620, Chattanooga, TN 37402. This notice is pursuant to *Tennessee Code Annotated* §66-24-115 and does not constitute a warranty of title, covenants, descriptions or any other information contained herein.

OATH OF ACTUAL CONSIDERATION OR VALUE

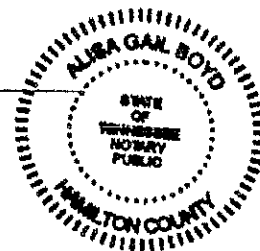
STATE OF TENNESSEE
COUNTY OF HAMILTON

The undersigned, offering this instrument for recording pursuant to *Tennessee Code Annotated* §67-4-409(a)(3)(F), hereby swears that this transfer of real property is to a revocable living trust. Therefore, no recordation tax is due.

SunTrust Bank, Co. Exec.
By: Janet. Wheeler
AGENT/GRANTEE

Sworn to and subscribed before me on January 24, 2007. My commission expires
January 7, 2009.

Alra Gal Boyd
Notary Public



This instrument was prepared by Wooden, Fulton & Scarborough, P.C., 737 Market Street, Suite 620, Chattanooga, TN 37402. This notice is pursuant to *Tennessee Code Annotated* §66-24-115 and does not constitute a warranty of title, covenants, descriptions or any other information contained herein.

Address New Owner(s) As follows: / Send Tax Bills To:			/ Map Parcel Number		
AL CANNON, REALTORS, INC.			/ 121 K - 12 / 121 K - 12		
(Name)			(Name)		
3335 E. WILSON ST.			/ SAME		
(Street Address or Route No.)			(Street Address)		
CHATTANOOGA, TENN 37412			/ 121 K - 12 - 12		
(City) (State) (Zip)			(City) (State) (Zip)		

IN CONSIDERATION of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, including the sum of Ten Thousand and No/100 Dollars (\$10,000.00), evidenced by one purchase money note, of even date, executed by the Grantee herein, payable to the order of Francis I. Breazeale, as Conservator of the Estate of Beth Haymore, per Hamilton County, Tennessee, Chancery Court Cause No. 44080, bearing interest from date at eight per cent (8%) per annum, principal and interest maturing in equal monthly installments after date, commencing November 15, 1973, of Two Hundred Two and 77/100 Dollars (\$202.77) each, to be applied as paid, first to the accrued interest on the unpaid balance of principal, and second to reduction of the principal sum until fully matured and paid, with privilege retained of paying additional sums on the principal balance on any installment maturity date in amounts equal to that portion of one or more next ensuing monthly installments that would be applied to principal, if paid when due, and of prepaying the entire unpaid principal balance, together with all interest that shall have accrued thereon, at any time, to secure payment of which note a VENDOR'S LIEN is expressly retained on the hereinafter described Real Estate, and to further secure payment of said note, and to more easily enforce its collection, the said Grantee has executed simultaneously herewith a DEED OF TRUST to Milligan-Reynolds Guaranty Title Agency, Inc., Trustee, it being provided that an entry of release and satisfaction of said note either releasing the Vendor's Lien herein retained or the lien created by said Deed of Trust in the Register's Office of Hamilton County, Tennessee, will operate as a release and discharge of both the Vendor's Lien herein retained, and of the lien created by said Deed of Trust, whether it is of record or not;

I, FRANCIS I. BREAZEALE, as Conservator of the Estate of Beth Haymore, per Hamilton County, Tennessee, Chancery Court Cause No. 44080, exercising the power and authority vested in me, do hereby sell, transfer and convey unto AL CANNON, REALTORS, INC., a Tennessee Corporation, the following described Real Estate:-

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
TRACT ONE (1): Being located in the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line of the Ocoee District, and being more particularly described as follows: BEGINNING at a point in the Southeastern line of Highway 58, which point is located twenty-two (22) feet Northeastwardly of the North-western corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1278, page 32, in the Register's Office of Hamilton County, Tennessee; thence North forty-eight (48) degrees twenty (20) minutes East one hundred fifty (150) feet to a point; thence at right angles Southeastwardly one hundred thirty-seven and 5/10 (137.5) feet to a point; thence Southwestwardly along the center of a power line right of way one hundred twenty (120) feet, more or less, to a point in the Northern line of The Title Guaranty and Trust Company's Trustee, property mentioned above; thence Westwardly along said line to a point which is located one hundred fifty (150) feet Southwestwardly of the second line herein described; thence Northwestwardly and parallel to the second line herein described to the point of beginning. Said tract contains three (3) lots, each having a fifty (50) foot frontage on the Southeastern line of State Highway 58.
TRACT TWO (2): Being located in the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line in the Ocoee District, and being more particularly described as follows: BEGINNING at a

DRAFTED BY
 HALE & ELLIS, Attorneys At Law
 722 CHERRY STREET
 CHATTANOOGA, TENN 37402

point in the Southeastern line of Highway 58, which point is located three hundred sixty-two (362) feet Northeastwardly of the Northwestern corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1276, page 32, in said Register's Office; thence North forty-eight (48) degrees twenty (20) minutes East along the Southeastern line of Highway 58, two hundred fifty (250) feet to a point; thence at right angles Southeastwardly one hundred fifty-six and 5/10 (156.5) feet to a point in the center line of a power line right of way; thence Southwestwardly along said line two hundred fifty (250) feet to a point; thence Northwestwardly in a direct line one hundred forty-five and 7/10 (145.7) feet to the point of beginning. Said tract contains five (5) lots, each having a fifty (50) foot frontage on the Southeastern line of State Highway 58.

REFERENCE is made for prior title to Book 1313, page 1, of the Register's Office of Hamilton County, Tennessee.

SUBJECT TO right of way for USA (TVA) Transmission Line Easement, the center line of which is the rear line of the described property.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

Taxes for the year 1973 are assumed by the Grantee herein.

TO HAVE AND TO HOLD the said described Real Estate unto the said AL CANNON, REALTORS, INC., its successors and assigns, forever in fee simple.

I, FRANCIS I. BREAZEALE, as such Conservator only and not individually, warrant the title to the above described property (except with respect to the current year's taxes, any zoning ordinances and any other exceptions set out in the foregoing Deed) in as full and ample a manner as I, as such Conservator, have power and authority to do, but not any further or otherwise; and I, as such Conservator only and not individually, hereby transmit to the Grantee of this Deed all rights and benefits under any and all covenants and warranties set out in any prior Deeds conveying said property which I would be entitled to enforce if I were still the owner of said property and had not executed this Deed.

IN WITNESS WHEREOF I, FRANCIS I. BREAZEALE, have hereunto set my hand, as Conservator of the Estate of Beth Haymore per Hamilton County, Tennessee, Chancery Court Cause No. 44080, all on this the 15th day of October, 1973.

Francis I. Breazeale
FRANCIS I. BREAZEALE, as Conservator
of the Estate of Beth Haymore,
per Hamilton County, Tennessee,
Chancery Court Cause No. 44080

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

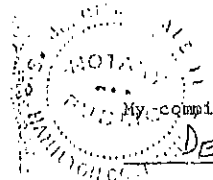
On this 15th day of October, 1973, before me personally appeared FRANCIS I. BREAZEALE, to me known to be the person described in and who who executed the foregoing instrument and acknowledged that he executed the same as Conservator of the Estate of Beth Haymore, per Chancery Court of Hamilton County, Tennessee, Cause No. 44080, as his free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

Notary Seal
NOTARY PUBLIC

My commission expires:

DEC. 19, 1976



STATE OF TENNESSEE)
COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 18,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Al Cannon, Realtor, Inc.
Alvin F. Cannon, Sr.
AFFIANT - Grantee

Subscribed and sworn to before me, on this 15th day of October, 1973.

Alvin F. Cannon, Sr.
NOTARY PUBLIC
My commission expires: DEC. 19, 1976

B 3 9 1 1 7

IDENTIFICATION
REFERENCE

OCT 19 11 45 AM '73

DOROTHY P. BRAHMER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

OCT 19 73	CONV	18,000.00			
OCT 19 73	WOEED		B*	6.00	
OCT 19 73	STAX		B*	46.80	
OCT 19 73	PRFEE		B*	.50	* 53.30

thence continuing with the center line of the county road, in a northeasterly direction approximately 121 feet to a corner of the lands of James T. Swann, John Pullom & Wife, and Anna Spriggs; thence, leaving the county road and with Spriggs' South line, S. 67° 16' E. 28 feet to survey station 140 + 21.5 on the center line of the relocation; thence S. 67° 16' E. 138 feet to a point; thence with a line that is 125 feet Southeast of and parallel to the center line of the relocation S. 47° 43' 30" W., approximately 320 feet to a point in James T. Swann's South line which is Lillie Gorman's North line; thence with Gorman's North line N. 67° 22' W., approximately 135 feet to the point of beginning, and containing 0.9 acres, more or less, subject to the rights of a county road which affects approximately 0.1 acre. Furthermore, the title acquired to the above described parcel of land is to be subject to a right of access over a strip of land 20 feet wide, lying 10 feet on each side of the center line which is generally described as follows: Beginning at survey station 137 + 00 on the center line of the relocation; thence with a curve to the left, in an Easterly direction approximately 115 feet to a point where the access road forks; the center line of the South extension of the fork extending on a curve to the right, in a Southeasterly direction approximately 50 feet to a point in James T. Swann's South line, said point being 125 feet southeast of and opposite survey station 137 + 60 on the center line of the relocation; and the North extension of the fork extending on a tangent, in a Northeasterly direction, approximately 115 feet to a point; thence, on a curve to the right in an Easterly direction approximately 70 feet to a point in an existing drive, said point being 125 feet southeast of and opposite survey station 139 + 25 on the center line of the relocation.

Being part of the same property conveyed by Harriette Swan, widow to James T. Swan by deed of warranty dated July 9, 1920, registered in Book B. Volume 21, page 594 of the Register's Office of Hamilton County, Tennessee.

On behalf of ourselves, our successors, heirs and assigns and as a part of the consideration of this indenture, we hereby release, grant, bargain and sell to Hamilton County, Tennessee, its successors and assigns any easement of access to and any right of ingress or egress to or from the said tract or parcel of land, and we covenant with Hamilton County, Tennessee, its successors and assigns that we will forever refrain from asserting any easement of access to or any right of ingress or egress to or from the said tract or parcel of land, which covenant is hereby declared to be a real covenant running with the lands owned by us adjoining the said tract or parcel of land, and is binding on us, our successors or assigns.

TO HAVE AND TO HOLD the said tract or parcel of land to the said Hamilton County, Tennessee, its successors and assigns in fee simple forever.

We covenant with the said Hamilton County, Tennessee, that we unlawfully seized and possessed of said tract or parcel of land, have a good and lawful right to convey the same, that the same is free of all encumbrances and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

We do further covenant and agree that the payment of the purchase price above stated is accepted by us as full compensation for the conveyance of the above-described land, and in full payment of all damages to the remaining portions of our property which may arise out of the construction of a highway on the land above-described.

In Witness of all of which we have hereunto subscribed our names on this the 13th day of September, 1938.

Frances Moss

Mary Lena Spann

Mary Stokes

Lillie Gorman

Will Swan

Anna Spriggs

Lonnie Spann

William J. Spann
Cornelia Tillman
Harriette S. Elder
Swan Spann

State of Tennessee

County of Bradley On this 13th day of September, 1938, before me personally appeared Lillie Gorman and Anna Spriggs to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand at office this 13th day of September, 1938

x x x x x x x x x x x x x x x x x x

Dewey L. Bridges, Notary Public x Dewey L. Bridges, Union Co. Tenn. x Notary Public

x x x x x x x x x x x x x x x x x x My Commission expires July 8, 1942. I certify I have qualified in Hamilton County as a Notary Public as provided in Chapter 193, Public Acts 1935.

State of Tennessee

County of Hamilton On this 13th day of September, 1938, before me personally appeared Francis Moss, Will Swan, Mary Stokes, Cornelis Tillman, Lonnie Spann, Swan Spann, Lary Lena Spann, Harriette S. Elder and William J. Spann, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand at office this 13th day of September, 1938.

x x x x x x x x x x x x x x x x x x

Dewey L. Bridges, Notary Public x Dewey L. Bridges Union Co. Tenn. x Notary Public

x x x x x x x x x x x x x x x x x x My Commission expires July 8, 1942. I certify I have qualified in Hamilton County as a Notary Public as provided in Chapter 193, Public Acts 1935.

State of Tennessee

Hamilton County The above Instrument and certificates were filed Oct. 3, 1938 at 10:39 A.M. entered in Note Book No. 36, Page 23 and recorded in Book 768 Page 359 et seq.

Witness my hand at office in Chattanooga, Tenn.

Walter Thurston Register Dep. Reg.

x x

WARRANTY DEED

T58 33 (In pencil)

FOR AND IN CONSIDERATION of the sum of Forty-five and No/100 (\$45.00) dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, Mack Johnson, Samuel Wilkins, and Henry Wilkins, Trustees of Jeffries Chapel Methodist Church, have this day bargained and sold and by these presents do transfer and convey unto Hamilton County, Tennessee, the following described tract or parcel of land lying and being in the Second Civil District of Hamilton County, Tennessee, and more particularly bounded and described as follows:

A triangular parcel of land lying on each side of the center line of the relocation of "Tennessee State Highway No. 58 Bonny Oaks Road to Harrison" through the land of Jeffries Chapel Church, in the Second Civil District of Hamilton County, Tennessee, approximately 3.1 miles East of the Chickamauga Dam, said parcel being more particularly described as follows: BEGINNING at acorner of the lands of Jeffries Chapel Church, Anna Spriggs, Mount Calvary Baptist Church, and Hosie Johnson; thence with Hosie Johnson's line N. 60° 49' E. 235 feet to survey station 145 + 53.5 on the center line of the relocation; thence N. 60° 49' E. 40 feet to a corner of the lands of Jeffries Chapel Church, Hosie Johnson and Ella & Will Ransom; thence, with Ransom's line S. 35° 25' W., 141 feet to a corner of the lands of Jeffries Chapel Church, Ella & Will Ransom, and Benevolent Lodge No. 232; thence with the Lodge's line S. 35° 25' W., 83 feet to a corner of the lands of Jeffries Chapel Church, Benevolent Lodge No. 232, and Anna Spriggs; thence with Anna Spriggs' line N. 67° 36' W. 63 feet to survey station 143 + 48 on the center line of the relocation; thence N. 67° 36' W., 57 feet to the point of beginning, and containing 0.3 acres, more or less.

And, whereas, there is a certain indebtedness owned by the estate of Anne Taylor Thomas and another indebtedness owned by the American Trust & Banking Company, payment of which is secured by deed of trust on said real estate. Said deed of trust is recorded in Book Z, Vol. 20, page 315 in the Register's Office of Hamilton County, Tennessee.

Now, therefore, for a valuable consideration the American Trust & Banking Company as executor under the will of Anne Taylor Thomas, and individually hereby consents to the aforesaid options and agrees that the aforesaid deed of trust shall be subject to said options if exercised.

In Witness whereof, the said American Trust & Banking Company, individually, and as executor of the estate of Anne Taylor Thomas, has caused its corporate name to be signed and its corporate seal to be affixed on this 24 day of Sept. 1938.

AMERICAN TRUST & BANKING COMPANY
EXECUTOR OF THE ESTATE OF ANNE TAYLOR THOMAS

By E. Y. Chapin, Jr.,
Vice Pres. & Tr. Off.

AMERICAN TRUST & BANKING COMPANY
By Bradley Currey
Vice President & Cashier

x x x x x x x x x x x x x x x x x x
American Trust & Banking Company x
Chattanooga, Tennessee x
SEAL x
x x x x x x x x x x x x x x x x x x

State of Tennessee
County of Hamilton Before me, Elizabeth H. Dobbs, a Notary Public in and for the State and County aforesaid, personally appeared E. Y. Chapin, Jr. and Bradley Currey with whom I am personally acquainted and who upon oath acknowledged themselves to be Vice President-Trust Officer and Vice-Pres. & Cashier, respectively of the American Trust & Banking Company, the within named bargainor, a corporation, and that they as such Vice Pres.-Tr. Officer & Vice Pres. & Cashier respectively, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Vice-Pres-Trust Off. & Vice Pres. & Cashier respectively.

Witness my hand and seal at office in Chattanooga, Tennessee, this the 24th day of Sept. 1938.

x x x x x x x x x x x x x x x x x x
Elizabeth H. Dobbs, Notary Public x
Hamilton Co. Tenn. x
My Commission Expires Aug. 10, 1939 x

Elizabeth H. Dobbs,
Notary Public

x x x x x x x x x x x x x x x x x x My commission expires Aug. 10, 1939

State of Tennessee
Hamilton County The above Instrument and certificate were filed Nov. 30, 1938 at 1:45 P.M. entered in Note Book No. 36, Page 66 and recorded in Book 772 Page 216 et seq.

Witness my hand at office in Chattanooga, Tenn.
Wilbur J. Shuck Register
A. Pope Dep. Reg.

x
WARRANTY DEED T-58-29

FOR AND IN CONSIDERATION of the sum of Four and 58/100 (\$4.58) Dollars cash in hand paid, the receipt of which is hereby acknowledged, we, Lebanon Spann, and Geneva Swan, widow of Lonnie Swan, deceased, have this day bargained and sold, and by these presents do transfer and convey unto Hamilton County, Tennessee, the following described tract or parcel of land lying and being in the Second Civil District of Hamilton County, Tennessee, and more particularly bounded and described as follows:

A parcel of land lying on each side of the center line of the relocation of "Tennessee State Highway No. 58, Bonny Oaks Road to Harrison" through the land of James T. Swann, in the Second Civil District of Hamilton County, Tennessee, approximately 3.1 miles East of the Chickamauga Dam said parcel being more particularly described as follows:

772/217

BEGINNING at a point in the center line of a county road, a corner of the lands of James T. Swann, Lillie Gorman and John Pullom & wife, said point being S. 67° 21' 30" E. 3 feet from survey station 136 + 98.4 on the center line of the relocation; thence with the center line of the county road, which is John Pullom & wife's Southeast line in a Northeasterly direction, approximately 191 feet to survey station 138 + 90 on the center line of the relocation; thence continuing with the center line of the county road, in a Northeasterly direction approximately 121 feet to a corner of the lands of James T. Swann, John Pullom & wife, and Anna Spriggs; thence leaving the county road and with Spriggs' South line S. 67° 16' E. 236 feet to survey station 140 + 21.5 on the center line of the relocation; thence S. 67° 16' E. 138 feet to a point; thence with a line that is 125 feet Southeast of and parallel to the center line of the relocation S. 47° 43' 30" W., approximately 320 feet to a point in James T. Swann's South line, which is Lillie Gorman's North line; thence, with Gorman's North line N. 67° 22' W., approximately 135 feet to the point of beginning, and containing 0.9 acres more or less, subject to the rights of a county road which affects approximately 0.1 acre.

Furthermore, the title acquired to the above described parcel of land is to be subject to a right of access over a strip of land 80 feet wide, lying 10 feet on each side of the center line which is generally described as follows: Beginning at survey station 137 + 00 on the center line of the relocation; thence with a curve to the left, in an Easterly direction approximately 115 feet to a point where the access road forks; the center line of the south extension of the fork extending on a curve to the right, in a Southeasterly direction, approximately 50 feet to a point in James T. Swann's South line, said point being 125 feet south east of and opposite survey station 137 + 60 on the center line of the relocation; and the North extension of the fork extending on a tangent, in a Northeasterly direction, approximately 115 feet to a point; thence on a curve to the right in an easterly direction, approximately 70 feet to a point in an existing drive, said point being 125 feet Southeast of and opposite survey station 139 + 25 on the center line of the relocation.

Being part of the same property conveyed by Harriette Swan, widow, to James T. Swan by deed of warranty dated July 9, 1920, registered in Book B, Volume 21, page 524 of the Register's Office of Hamilton County, Tennessee.

On behalf of ourselves our successors, heirs and assigns, and as a part of the consideration of this indenture, we hereby release grant, bargain and sell to Hamilton County, Tennessee, its successors and assigns any easement of access to and any right of ingress or egress to or from the said tract or parcel of land, and we covenant with Hamilton County, Tennessee, its successors and assigns that we will forever refrain from asserting any easement of access to or any right of ingress to or from the said tract of parcel of land, which covenant is hereby declared to be a real covenant running with the lands owned by us adjoining the said tract or parcel of land and is binding on us, our successors or assigns.

TO HAVE AND TO HOLD the said tract or parcel of land to the said Hamilton County, Tennessee its successors and assigns in fee simple forever.

We covenant with the said Hamilton County, Tennessee that we are lawfully seized and possessed of said tract or parcel of land, have a good and lawful right to convey the same, that the same is free of all encumbrances and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

We do further covenant and agree that the payment of the purchase price above stated is accepted by us as full compensation for the conveyance of the above-described land, and in full payment of all damages to the remaining portions of our property which may arise out of the construction of a highway on the land above-described.

IN WITNESS of all of which we have hereunto subscribed our names on this the 19 day of November, 1933.

Geneva Swan
Widow of Lonnie Swan
Lebanon Spann

TRACT 2

Hamilton County, Tennessee

Unofficial Property Card

Location HWY 58	Property Account Number 47264	Parcel ID 120N D 014
Property Type 08	Land Use 914	District CITY

Current Property Mailing Address

Owner CRAIS ANNE CANNON C/O SUNTRUST BANK MC6500 Address P O BOX 305110	City NASHVILLE State TN Zip 37230-5110
--	---

Current Property Sales Information

Sale Date 1/24/2007	Legal Reference 8240-0867
Sale Price \$0	Grantor(Seller) CANNON AL REALTORS INC

Current Property Assessment

Building Value	\$0
Xtra Features Value	\$0
Land Value	\$30,500
Total Value	\$30,500
Assessed Value	\$12,200

Narrative Description

This property is classified as N/A with a(n) N/A style structure on this card, built about with 0 square feet.

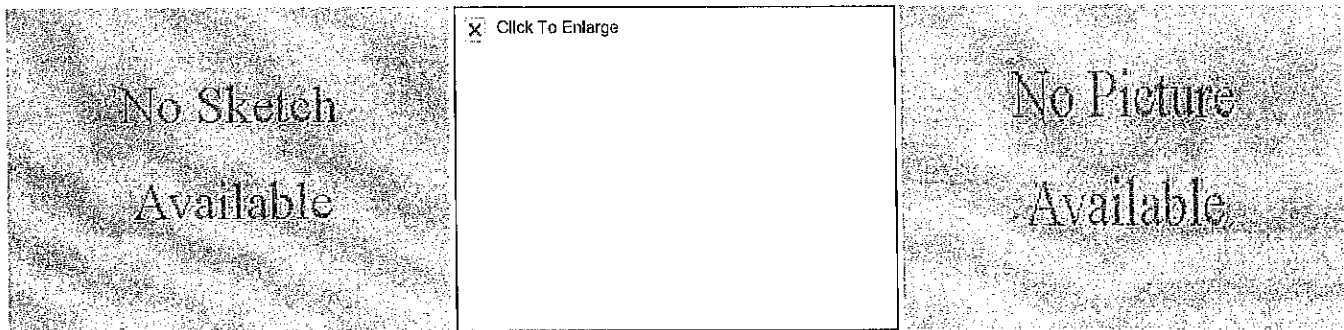
Land Description

The total land area of this property is (100 X 143 IRR).

Legal Description

SE 1/4 SEC 20 TWP 5 R3

Property Images

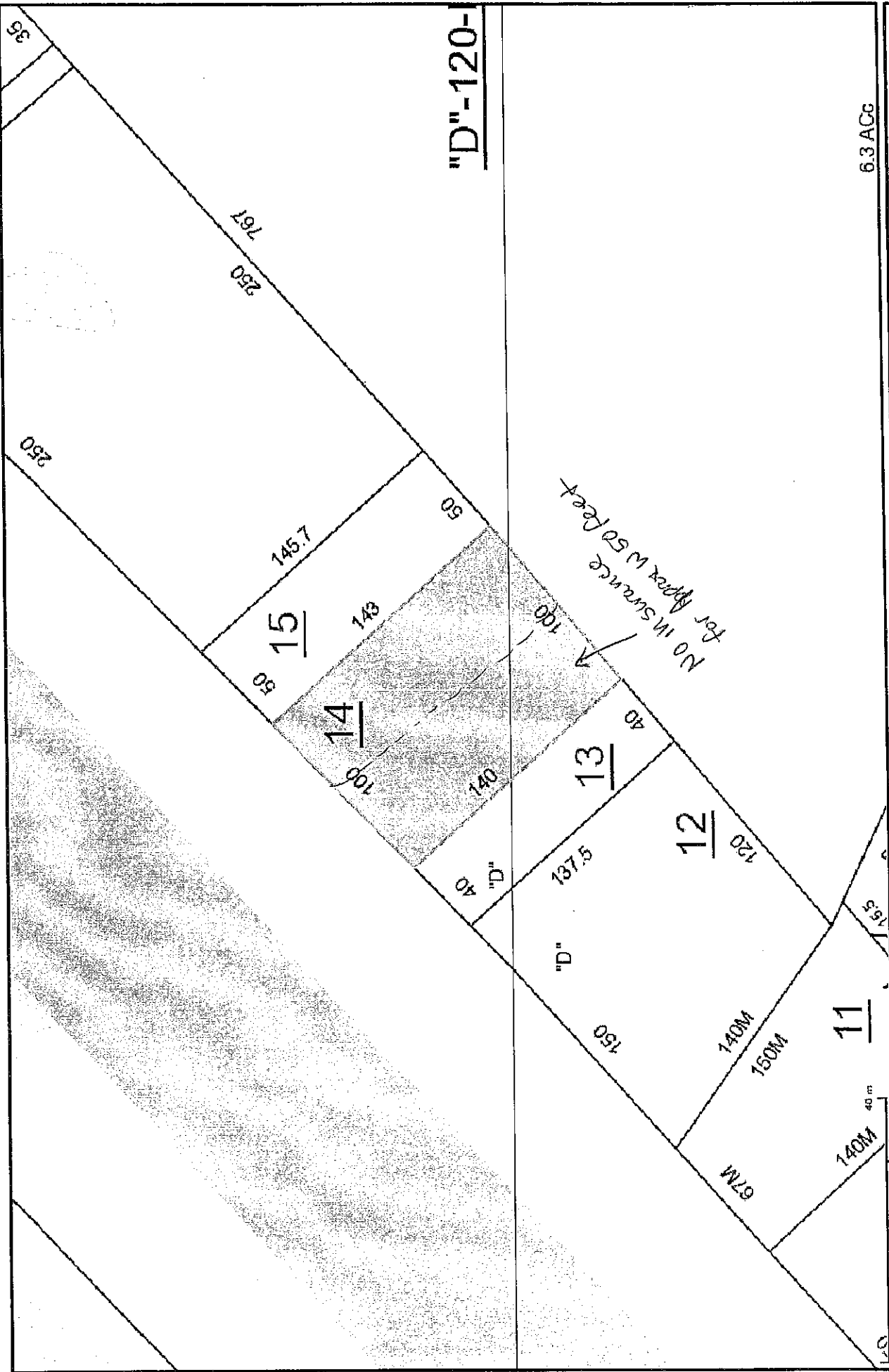


Property

Location HWY 68	Account Number 47264	Parcel ID 120N D 014
-----------------	----------------------	----------------------

Sales

Sale Date	Sale Price	Legal Reference	Grantor Last Name	Land Use Code at Sale
1/24/2007	\$0	8240-0867	CANNON AL REALTORS INC	
8/1/1974	\$3,500	2198-0628		



"D"-120-

6.3 ACG

Printed: Oct 15, 2015

The Map Title

The Subtitle

HCGIS





Hamilton County Trustee

Property Tax Inquiry

Bill Hullander - Hamilton County Trustee

210 Courthouse @ 625 Georgia Ave.

Chattanooga, TN 37402

Phone: (423) 209-7270 Fax: (423) 209-7271

Office Hours: Mon - Fri 8:00am-4:00pm except these holidays

Hamilton County Tennessee
A great place to work and live.

- Trustee Home
- Satellite Location Directions
- General Property Tax FAQs
- Current Property Tax Rates
[Email the Trustee](#)
- 2014 Tax Roll File
- Delinquent File Download

Trustee - Tax Bill

[Return to Property Details](#)

[Printing Tips](#)

State Grid	120N D 014	Flags	None
District	Chattanooga (1)		
Property Address	HWY 58		

Bill Type	Real Property	Bill Year	2015
Status	Active	Bill #	14313
Mailing Address	CRAIS ANNE CANNON C/O SUNTRUST BANK MC6500 P O BOX 305110 NASHVILLE TN, 37230	Assessment	\$12,200.00
Legal Desc	1. SE 1/4 SEC 20 TWP 5 R3 2. 3. 4.		

Other Links

- County Officials & Departments
- Hamilton County Assessor
- Hamilton County Register Of Deeds

Billing Information

Date	Transaction Type	Fee Type	Amount
9/23/2015	Tax Billing	County Tax	\$337.35

Total Due \$337.35

IF PAID BY 2/29/2016 U S POSTMARK ACCEPTED

Make Payment

MAKE CHECKS PAYABLE AND MAIL TO:

HAMILTON COUNTY TRUSTEE
625 Georgia Ave., Room 210
Chattanooga, TN 37402-1494

Send any suggestions about this site to [County Webmaster](#)
© 2015, General Government of Hamilton County

Chattanooga Tax Bill

State Grid	120N D 014	Flags	
Property Address	HWY 58		
Bill #	0016001		
Bill Type	Real Property	Bill Year	2015
Status	Active		
Owner Name	CRAIS ANNE CANNON		
Mailing Address	P O BOX 305110 NASHVILLE TN 37230	Assessment	\$12,200.00

Billing Information

Year	Transaction Type	Fee Type	Amount
2015	Tax Billing	City Tax	\$281.70
Total Due			\$281.70

Amount due changes monthly; must be paid by 2/28/2016 US Postmark accepted; Or Pay Online.

EASEMENT

BOOK 2437 PAGE 669

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) and other good and valuable considerations Alvin F. Cannon, Trustee ~~(dox)~~ (does) hereby transfer and convey unto the CITY OF CHATTANOOGA, TENNESSEE, a municipal corporation, a permanent easement through, over and under the hereinafter described portion of our property located in the First Civil District of Hamilton County, Tennessee, to-wit:

SITUATED IN the Murray Hills Area of Chattanooga, Tennessee

and being the SE 1/4 Sec. 20 T5 R3

as shown by deed of record in Book 2231 496
2255, Page 191, in the
2295 193
Register's Office of Hamilton County, Tennessee. Said easement being more particularly described as follows, to-wit:

Sewer Line D
517-518

Tract No. 147

Being an easement for the construction, installation and maintenance of the above mentioned sanitary sewer Line D, beginning at a point in the northwestern line of the property now or formerly owned by Daniel B. Hon, Trustee, said point being a distance of 136 feet more or less northeasterly along said line from the western corner of the above mentioned property, said point being Station 4+98 more or less Line D, thence in a southeasterly direction a distance of 170 feet more or less to a point in the southeastern line of the above mentioned property, said point being a distance of 77 feet southwesterly along said line from an iron pin marking the eastern corner of the above mentioned property, said point being Station 6+68 more or less Line D, AS SHOWN on Hensley-Schmidt, Inc.'s Drawing No. 5098-SE-029 dated May 1, 1975, a copy of which is attached hereto and made a part hereof.

File
This Instrument Prepared By
CITY OF CHATTANOOGA
Engineering Department
204 City Hall
Chattanooga, Tennessee 37402

2437/669

Page II

Said City agrees to restore the surface of the land, shrubbery, fences and walks, if any, to as near the same condition as feasible as they were before the construction.

Said easement is conveyed for sewer purposes and for the purpose of permitting the City to construct and maintain a sanitary sewer and appurtenances and the hereinbefore recited consideration includes any other incidental damages of any kind or nature that may now or hereafter result to the remainder of said property as a result of the City constructing and maintaining a sanitary sewer and appurtenances on said easement.

It is understood that this sewer line will cross a vacant part of said property and that no buildings will be affected.

It is further understood that even though we, the grantors of this easement, will not be relocated, that we have rights under the Uniform Relocation and Real Property Acquisition Policies Act of 1970 (PL-91-646). We have been advised of these rights of appraisal and negotiation and waive any rights that we have under said Act.

TO HAVE AND TO HOLD the above described easements for sewer purposes unto the City of Chattanooga, Tennessee, its successors and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands this 14th day of September, 1977.

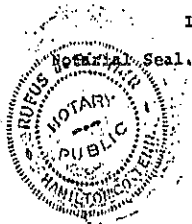
Alvin F. Cannon, Trustee

STATE OF TENNESSEE:

COUNTY OF HAMILTON:

On this 14th day of September,
19 77, before me personally appeared Alvin F Cannon, Trustee
_____ to me known to be the
person(s) described in and who executed the foregoing instrument,
and acknowledged that they executed the same as their free act and
deed.

IN WITNESS WHEREOF I have hereunto set my hand and



Rufus G. Smith
NOTARY PUBLIC

My Commission Expires: Oct 6, 1980

NO TRANSFER TAX DUE
DOROTHY P. BRAMMER
County Registrar

C 6 8 7 1 4

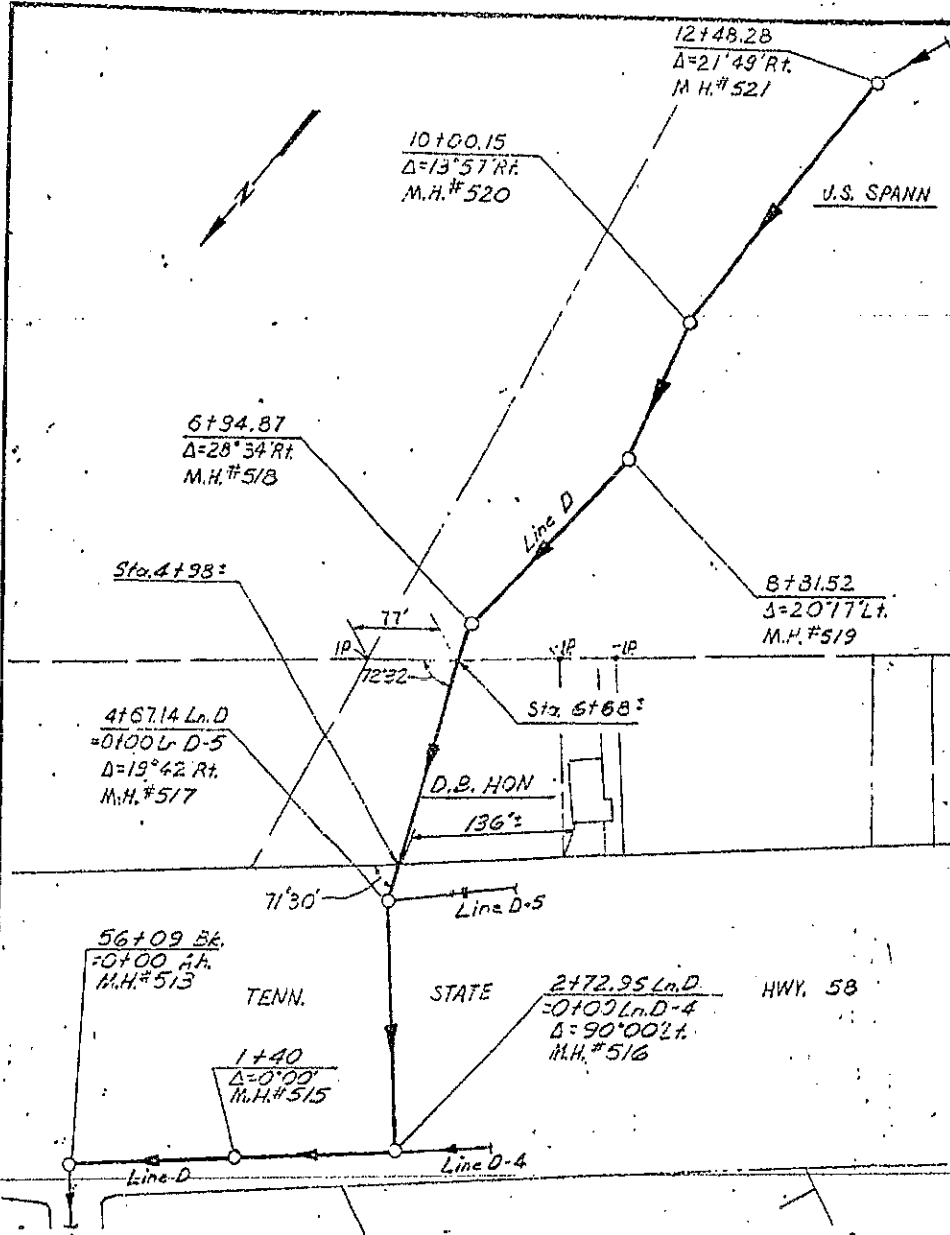
IDENTIFICATION
REFERENCE

SEP 22 3 19 PM '77

DOROTHY P. BRAMMER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

SEP 22 1977

* 8.00 * 8.00



Topo Sheet No. 276-1 & 276-4

Plat of
The Properties of
J. S. SPANN and D. B. HON, TRUSTEE

Showing Proposed Sanitary Sewers

CITY OF CHATTANOOGA, TENNESSEE
Department of Public Works

Scale: 1" = 100'

Paul F. Clark, Commissioner
Ellis L. Spencer, City Engineer

Hensley-Schmidt, Inc.
Consulting Engineers
Chattanooga, Tennessee

May 1, 1975

Drawing No. 5098-SE-029

Address New Owner(s) As follows: / Send Tax Bills To:			/ Map Parcel Number		
Al Cannon Realtors, Inc.			/ 120K-D/120N-14		
(Name)			(Name)		
4776 Hwy 58					
(Street Address or Route No.)			(Street Address)		
Chattanooga					
(City)	(State)	(Zip)	(City)	(State)	(Zip)
		37416			

WHEREAS, title to Tract One (1) of the hereinafter described Real Estate was originally acquired by Simon R. Douglas, Trustee, by virtue of Deed recorded in Book 1313, page 2, in the Register's Office of Hamilton County, Tennessee; and title to Tract Two (2) of the hereinafter described Real Estate was originally acquired by Simon R. Douglas, Trustee, by virtue of Deed recorded in Book 1313, page 4, in the Register's Office of Hamilton County, Tennessee; and,

WHEREAS, by Final Decree of the Chancery Court of Hamilton County, Tennessee, Part Two (2), Cause No. 48041, a determination was made that the hereinafter described Real Estate was actually vested in Simon R. Douglas personally, and for his own benefit, without trust, there having been no intent to create a trust estate in said property; and,

WHEREAS, the said Simon R. Douglas subsequently died, intestate, survived by his widow, Emma L. Douglas, and by his daughter, Louise Hunter Hugley, but by no other children, nor by any representatives of any deceased children, natural or adopted;

NOW, THEREFORE, IN CONSIDERATION of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged;

I, LOUISE HUNTER HUGLEY, covenanting that the above stated facts are true, and that I am, by virtue thereof, vested with fee simple title to the hereinafter described Real Estate, as the sole heir at Law of Simon R. Douglas, deceased, and further covenanting that all the debts of the Estate of the said Simon R. Douglas, deceased, are paid, including any inheritance or estate taxes chargeable against the same, do hereby sell, transfer and convey unto AL CANNON REALTORS, INC., a Tennessee Corporation, the following described Real Estate (and I, EMMA L. DOUGLAS, Widow of Simon R. Douglas, deceased, do, by joining in the execution of this instrument, hereby quitclaim, transfer and convey unto AL CANNON REALTORS, INC., a Tennessee Corporation, any and all interest that I might have in and to the following described Real Estate by virtue of the fact that I am the widow of Simon R. Douglas, deceased):-

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
TRACT ONE (1): Being located in the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line in the Ocoee District, and being more particularly described as follows: BEGINNING at a point in the Southeastern line of Highway 58, which point is located 262 feet Northeastwardly of the Northwestern corner of the tract conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by Deed recorded in Book 1278, page 32, in the Register's Office of Hamilton County, Tennessee; thence North 48 degrees 20 minutes East 50 feet to a point; thence at right angles Southeastwardly 143.5 feet to a point in the center line of 150-foot Transmission Line Easement of USA (TVA); thence Southwestwardly along the center line of said Easement, 50 feet to a point; thence Northwestwardly 141.4 feet to the point of beginning.

EXCEPTING any portion of said tract to be used in rounding the intersection of the Southeastern line of Tennessee Highway 58 and a 40-foot access road running along the Southwestern line of the tract above described and rounding the intersection of the 40-foot access road running along the Southwestern line of the above described tract and the 20-foot roadway along the Southeastern line of the

DRAFTED BY
 HALE & ELLIS, Attorneys At Law
 722 CHERRY STREET
 CHATTANOOGA, TENN. 37402

above described tract.

REFERENCE is made for prior title to Book 1313, page 2, in the Register's Office of Hamilton County, Tennessee. TRACT TWO (2): Being located in the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line in the Ocoee District, and being more particularly described as follows: BEGINNING at a point in the Southeastern line of Highway 58, which point is 312 feet Northeastwardly of the Northwestern corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by Deed recorded in Book 1278, page 32, in the Register's Office of Hamilton County, Tennessee; thence Northeastwardly along the Southeastern line of Highway 58, 50 feet to a point; thence at right angles Southeastwardly 145.7 feet to a point in the center line of a 150-foot USA (TVA) Transmission Line Right-of-way Easement; thence Southwestwardly along the center line of said Right-of-way Easement 50 feet to a point; thence Northwestwardly 143 feet to the point of beginning. REFERENCE is made for prior title to Book 1313, page 4, in the Register's Office of Hamilton County, Tennessee. SUBJECT TO right-of-way for Volunteer Ordinances Pipe Line.

SUBJECT TO TVA transmission line right-of-way, the center line being the rear of said property. SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

Taxes for the year 1974 are assumed by the Grantee herein.

TO HAVE AND TO HOLD the said described Real Estate unto the said AL CANNON REALTORS, INC., its successors and assigns, forever in fee simple.

I, LOUISE HUNTER HUGLEY, covenant that I am lawfully seized and possessed of said described Real Estate; have good right and lawful authority to sell and convey the same; that the title thereto is clear, free and unencumbered, except as hereinabove set out; and, I will forever warrant and defend the same against all other lawful claims.

IN WITNESS WHEREOF we have hereunto set our hands, on this the 21st day of August, 1974.

Louise Hunter Hugley
LOUISE HUNTER HUGLEY
Emma L. Douglas
EMMA L. DOUGLAS

STATE OF Georgia
COUNTY OF Fulton

On this 29th day of August, 1974, before me personally appeared LOUISE HUNTER HUGLEY, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notary

Barbara J. [Signature]
NOTARY PUBLIC

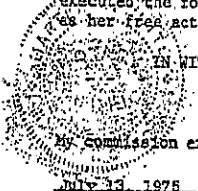
My commission expires
Notary Public, Georgia, State at Large
My Commission Expires June 23, 1978



STATE OF TENNESSEE)
COUNTY OF HAMILTON)

BOOK 2198 PAGE 630

On this 21st day of August, 1974, before me personally appeared EMMA L. DOUGLAS, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.



IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

Matthew F. White
NOTARY PUBLIC

My Commission expires:

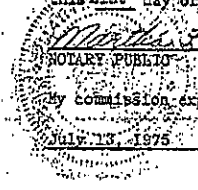
July 13, 1975

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 3,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Donna Wyatt
AFFIANT: - ~~Grantor~~
Agent

Subscribed and sworn to before me, on this 21st day of August, 1974.



My Commission expires:

July 13, 1975

B 6 6 2 3 2

IDENTIFICATION
REFERENCE

SEP 19 12 11 PM '74

DOROTHY P. BRANKER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

SEP 19#	CONV	*3,500.00		
SEP 19#	W/DEED		A*	6.00
SEP 19#S	TAX		A*	9.10
SEP 19#P	PRTFEE		A*	.50 * 15.60

Form 668 (REV. 10-71) DEPARTMENT OF THE TREASURY—INTERNAL REVENUE SERVICE
NOTICE OF FEDERAL TAX LIEN UNDER INTERNAL REVENUE LAWS

BOOK 2198 PAGE 631
 for Original Unfiled Recording Office
 866255

DISTRICT NASHVILLE SERIAL NUMBER 62-C-74325

Pursuant to the provisions of Sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is hereby given that there have been assessed under the Internal Revenue laws of the United States against the following-named taxpayer, taxes (including interest and penalties) which after demand for payment thereof remain unpaid, and that by virtue of the above-mentioned statutes the amount of said taxes, together with penalties, interest, and costs that may accrue in addition thereto, is a lien in favor of the United States upon all property and rights to property belonging to said taxpayer.

NAME OF TAXPAYER Bobby J. Rogers
 d/b/a Bob Rogers

RESIDENCE 3217 Brainerd Road
 Chattanooga, Tn. 37411

IDENTIFICATION REFERENCE
 SEP 19 12 17 PM '74
 DOROTHY P. BRAHMER
 REGISTER
 HAMILTON COUNTY
 STATE OF TENNESSEE

KIND OF TAX (a)	TAX PERIOD ENDED (b)	DATE OF ASSESSMENT (c)	IDENTIFYING NUMBER (d)	UNPAID BALANCE OF ASSESSMENT (e)
941	3-31-73	04-15-74	62-0895338	\$ 13.91
941	6-30-73	04-15-74	62-0895338	79.95
941	9-30-73	03-25-74	62-0895338	468.11
941	12-31-73	03-25-74	62-0895338	247.69
PLACE OF FILING HAMILTON COUNTY REGISTER'S OFFICE Chattanooga, Tn.				TOTAL \$ 809.66

WITNESS my hand at Chattanooga, Tn., on this

the 16th day of September 19 74

SEP 19 1974 NISC A* 4.00 * 4.00

SIGNATURE *Olivia E. Polyzank* TITLE Revenue Officer

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax Lien G.C.M. 26419, C.B. 1950-51, 125.)

PART 1-To be retained by recording office.

Tract 3

Hamilton County, Tennessee

Unofficial Property Card

Location HWY 58 Property Type 08	Property Account Number 47265 Land Use 914	Parcel ID 120N D 015 District CITY
--	---	---

Current Property Mailing Address

Owner SUNTRUST BANK TRUSTEE MC6500	City NASHVILLE
Address P O BOX 305110	State TN
	Zip 37230-5110

Current Property Sales Information

Sale Date 11/26/2008	Legal Reference 8809-0932
Sale Price \$0	Grantor(Seller) SUNTRUST BANK TRUSTEE

Current Property Assessment

Building Value	\$0
Xtra Features Value	\$0
Land Value	\$15,500
Total Value	\$15,500
Assessed Value	\$6,200

Narrative Description

This property is classified as N/A with a(n) N/A style structure on this card, built about with 0 square feet.

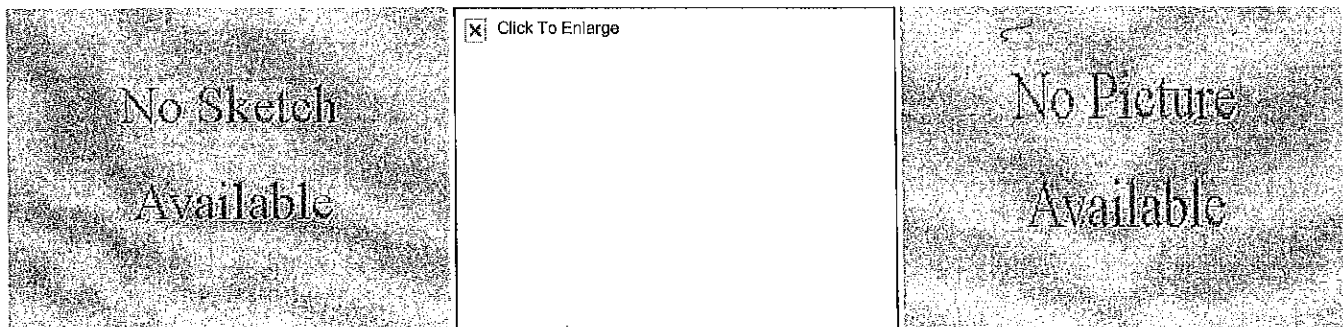
Land Description

The total land area of this property is (50 X 145.7 IRR).

Legal Description

SE 1/4 SEC 20 TWP 5 R3

Property Images



Chattanooga Tax Bill

State Grid	120N D 015	Flags	
Property Address	HWY 58		
Bill #	0063477		
Bill Type	Real Property	Bill Year	2015
Status	Active		
Owner Name	SUNTRUST BANK TRUSTEE MC6500		
Mailing Address	P O BOX 305110 NASHVILLE TN 37230	Assessment	\$6,200.00

Billing Information

Year	Transaction Type	Fee Type	Amount
2015	Tax Billing	City Tax	\$143.16

Total Due \$143.16

Amount due changes monthly; must be paid by 2/28/2016 US Postmark accepted; Or Pay Online.



Hamilton County Trustee
Property Tax Inquiry

Bill Hullander - Hamilton County Trustee

210 Courthouse @ 625 Georgia Ave.
 Chattanooga, TN 37402

Phone: (423) 209-7270 Fax: (423) 209-7271

Office Hours: Mon - Fri 8:00am-4:00pm except these holidays

Hamilton County Tennessee
A great place to work and live.

- [Trustee Home](#)
- [Satellite Location Directions](#)
- [General Property Tax FAQs](#)
- [Current Property Tax Rates](#)
[Email the Trustee](#)
- [2014 Tax Roll File](#)
- [Delinquent File Download](#)

Trustee - Tax Bill

[Return to Property Details](#)

[Printing Tips](#)

State Grid	120N D 015	Flags	None
District	Chattanooga (1)		
Property Address	HWY 58		

Bill Type	Real Property	Bill Year	2015
Status	Active	Bill #	61789
Mailing Address	SUNTRUST BANK TRUSTEE MC6500 P O BOX 305110 NASHVILLE TN, 37230	Assessment	\$6,200.00
Legal Desc	1. SE 1/4 SEC 20 TWP 5 R3 2. 3. 4.		

Other Links

- [County Officials & Departments](#)
- [Hamilton County Assessor](#)
- [Hamilton County Register Of Deeds](#)

Billing Information

Date	Transaction Type	Fee Type	Amount
9/23/2015	Tax Billing	County Tax	\$171.44

Total Due \$171.44

IF PAID BY 2/29/2016 U S POSTMARK ACCEPTED

Make Payment

MAKE CHECKS PAYABLE AND MAIL TO:

HAMILTON COUNTY TRUSTEE
 625 Georgia Ave., Room 210
 Chattanooga, TN 37402-1494

Send any suggestions about this site to [County Webmaster](#)
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LAWYERS TITLE AND ESCROW, INC.
DOME BUILDING
736 Georgia Avenue
Chattanooga, Tn. 37402
(615) 756-4154

WARRANTY DEED

Prepared by:
ROBERT L. BROWN, Attorney
100 Dome Building
736 Georgia Avenue
Chattanooga, Tn. 37402

BOOK 3214 PAGE 127

FILE NO. 861094
dl

DATE: June 11, 1986

THIS INDENTURE between

DAVID W. EVANS, JR. and MARY SUE PAYNE, UNMARRIED, as devisees under the Will of John R. Evans, deceased, said Will being found at Will Book 13, Page 311, Probate Division of the Chancery Court of Hamilton County, Tennessee, Part II; and MARY BASHIE EVANS, wife of David W. Evans, Jr.,

as party or parties of the first part, hereinafter called Grantor, and

FRANCES C. CANNON, Married,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include the parties named herein and their respective heirs, successors and assigns);

WITNESSETH that Grantor, for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby convey to Grantee in fee simple, the following described property: All that tract or parcel of land lying and being in the Southeast Quarter of Section 20, Township 5, Range 3, West of the Basis Line in the Ocoee District and being more particularly described as follows: BEGINNING at a point in the southeastern line of Highway 58, which point is 312 feet northeastwardly of the northwestern corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1278, Page 32, in the Register's Office, Hamilton County, Tennessee; thence northeastwardly along the southeastern line of Highway 58, 50 feet to a point, thence at right angles southeastwardly 145.7 feet to a point in the center line of a 150 foot USA (TVA) transmission line right-of-way easement; thence southwestwardly along the center line of said right-of-way easement 50 feet to a point; thence northwestwardly 143 feet to the point of beginning.

Being the same property conveyed by Deed recorded in Book 1409, Page 391, said Register's Office. Also see Will Book 13, Page 311, in the Office of the Office of the Chancery Court, Part 2, Probate Division, Hamilton County Tennessee.

This conveyance is made subject to the following:

Taxes for 1986 which the Grantee herein assumes and agrees to pay when due.

Right-of-way for the Volunteer Ordinance Works pipe line as set out in Book 1409, Page 391, said Register's Office.

Right-of-way for 150 foot USA (TVA) Transmission Line Easement, the center line of which runs along the rear lot line.

Grantors, David W. Evans, Jr. and Mary Sue Payne, warrant and represent that they hold the herein conveyed property as tenants in common and that said property has not been divided by parcel agreement or otherwise.

- This is
it is

not an esmt,
2 foreclosure
of DT in 1312/310
NO pipeline
esmt on subject

mail

Frances C. Cannon

Address of Grantee
5321 Highway #58
Chattanooga, TN 37416

Mail Tax Notice to
same

Map Parcel No.
120N-D-015

3214/127

TO HAVE AND TO HOLD said property and all rights appurtenant thereto, to Grantee forever in FEE SIMPLE. Grantor warrants that Grantor is lawfully seized and possessed of said property, has full power and lawful authority to convey same, that Grantor's title is marketable, clear, free and unencumbered except as set forth herein, and that Grantor will forever defend the right and title to said property unto Grantee against the claims of all persons whomsoever. IN WITNESS WHEREOF, Grantor has signed and sealed this Deed this day and year above written.

SOLE DEVISEES UNDER THE WILL OF JOHN R. EVANS, DECEASED, AS AFORESAID

David W. Evans, Jr. DAVID W. EVANS, JR. Mary Sue Payne MARY SUE PAYNE, Unmarried Mary Bashie Evans MARY BASHIE EVANS

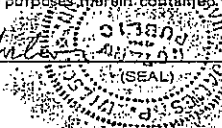
C. O. 37-6

IDENTIFICATION REFERENCE

Table with columns for date, time, register name, date, type, amount, and fee. Includes entries for JUN 16 11 11 AM '86, DOROTHY P. BRAMMER REGISTER, HAMILTON COUNTY, STATE OF TENNESSEE.

STATE OF Tennessee COUNTY OF Hamilton

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared David W. Evans, Jr. and wife, Mary Bashie Evans, and Mary Sue Payne, unmarried, as aforesaid the within named bargainor, 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, this 16th day of June, 1986. Date of Expiration of Commission: 8-26-87 James P. Wilson Notary Public



STATE OF _____ COUNTY OF _____

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the _____ of the _____ the within named bargainor, a corporation, and that he, as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand, at office, this _____ day of _____, 19____. Date of Expiration of Commission: _____ Notary Public (SEAL)

STATE OF Tennessee COUNTY OF Hamilton

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is \$ 9,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed and sworn to or affirmed before me on this the 16th day of June, 1986. Mrs. Dorothy P. Brammer, Register Notary Public J. Gibard (SEAL)

6/11 AFTER RECORDING MAIL TO:
Scarborough Fulton
SunTrust Bank, Inc. Glass
Mail Code TN-Chatt-0325
704 Market Street, 9th Floor #21000
Chattanooga, TN 37402

Instrument: 2008120300052
Book and Page: G1 8809 932
DEED RECORDING FEE \$60.00
DATA PROCESSING FEE \$2.00
Total Fees: \$62.00
User: HCDC\Klynn
Date: 12/3/2008
Time: 9:16:15 AM
Contact: Pam Hurst, Register
Hamilton County, Tennessee

SEND TAX NOTICES TO:

SunTrust Bank
POB 1638
Chattanooga, TN 37401

MAP/PARCEL NUMBERS:

Parcel 1: 119M-C-011
Parcel 2: 120D-C-028
Parcel 3: 120E-A-002
Parcel 4: 120E-A-004
Parcel 5: 120E-A-006.01
Parcel 6: 120E-A-007
Parcel 7: 120E-A-009
Parcel 8: 120E-A-010
Parcel 9: 120N-D-015
Parcel 10: 120O-H-029
120O-H-030
120O-H-030.01
Parcel 11: 121A-E-032.01
Parcel 12: 121B-A-008
121B-A-008.02
Parcel 13: 121B-A-010
Parcel 14: 147N-F-009

SPECIAL WARRANTY DEED

ONSOS
For acknowledged adequate consideration, SunTrust Bank, successor trustee of the Tennessee Marital Trust under the Last Will and Testament of Frances C. Cannon dated August 4, 2004, herein referred to as "Grantor," does hereby transfer and convey unto SunTrust Bank as Trustee Under Will of Frances C. Cannon Irrevocable Family Trust Dated August 4, 2004, herein referred to as "Grantee," an interest equal to twenty-nine and seventy-four hundredths percent (29.74%) in each of the following parcels of real property:

This instrument was prepared by J. R. Scarborough, Attorney at Law, 701 Market Street, Suite 1000, Chattanooga, TN 37402. This notice is pursuant to *Tennessee Code Annotated* §66-24-115 and does not constitute a warranty of title, covenants, descriptions or any other information contained herein.

T

8809/932

Parcel 1 (3516 Rhoda Lane):

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

Lot Eleven (11), Block A, Murray Hills Subdivision, as shown by plat of record in Plat Book 17, Page 69, in the Register's Office of Hamilton County, Tennessee.

Subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above-described property.

Subject to any state of acts which an accurate survey of said property would show.

For prior title, see that Warranty Deed recorded in Book 8168, Page 515, in the Register's Office of Hamilton County, Tennessee.

Parcel 2 (8803 N. Hickory Valley Road):

IN THE SECOND CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE:

Being a part of Section Sixteen (16), Township Five (5), Range Three (3), West of the Basis line in the Ocoee District, and being a part of Lot Two (2) of the William Hughes Estate, as shown by instrument recorded in Book L, Volume 2, Page 602, in the Register's Office of Hamilton County, Tennessee, and being more particularly described as follows: Beginning at a point in the Section line dividing Sections Sixteen (16) and Seventeen (17), where the same is intersected with the Southern line of Lot Two (2) of William Hughes property, as heretofore mentioned; thence South sixty-seven (67) degrees, forty (40) minutes East, three hundred forty-four and 6/10 (344.6) feet to a point; thence North nineteen (19) degrees East, ninety and 6/10 (90.6) feet to a point; thence South seventy-five (75) degrees, fifteen (15) minutes East, seventy-six and 4/10 (76.4) feet to a point; thence South fifty (50) degrees, forty (40) minutes East, eighty-four and 5/10 (84.5) feet to a point; thence South eighteen (18) degrees, fifty (50) minutes West, eighty-three and 6/10 (83.6) feet to a point in the Southern line of Lot Two (2), Hughes Estates; thence South sixty-seven (67) degrees, forty (40) minutes East, along the North line of a lane, two hundred six and 7/10 (206.7) feet to a point in the Western line of Hickory Valley Road; thence North thirty-three (33) degrees, ten (10) minutes East, three hundred twenty-seven (327) feet to the Southeast corner of the property conveyed to East Tennessee Natural Gas Company by deed recorded in Book 1500, Page 23, said Register's Office; thence North sixty-three (63) degrees, forty-five (45) minutes West, along said tract, one hundred sixty-eight (168) feet to the Southwest corner thereof; thence North thirty-two (32) degrees, forty-five (45) minutes East, along said tract, thirty-eight (38) feet to the Northwest corner thereof, said point being in the North line of the Lonnie Hershel Lynn property as established by line agreement recorded in Book 1438, Page

521, said Register's Office; thence North sixty-seven (67) degrees, thirty (30) minutes West, along said line, eighty-five and 8/10 (85.8) feet to a point; thence South thirty-three (33) degrees, ten (10) minutes West, one hundred twenty-two and 5/10 (122.5) feet to a point; thence in a Southwestern direction five hundred twenty-five and 5/10 (525.5) feet to a point marked by a stone, said point being located one hundred twenty-eight (128) feet Northwardly of the Southwestern corner of the herein described property, said stone also being located on the Section line between Sections Sixteen (16) and Seventeen (17); thence South twenty-three (23) degrees, fifteen (15) minutes West, along said Section line, one hundred twenty-eight (128) feet to the point of beginning.

Subject to T.V.A. Transmission Line Easement as shown on said recorded plat.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that Warranty Deed recorded in Book 8168, Page 515, in the Register's Office of Hamilton County, Tennessee.

Parcel 3 (8619 N. Hickory Valley Road):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Being a part of the Rex A. Richey Farm in the Southwest Quarter of Section Sixteen (16), Township Five (5), Range Three (3), and being described as follows: Beginning on the Western line of Hickory Valley Road at the Northeastern corner of Lot One (1), Subdivision of part of the Rex Richey Tract, as shown by plat of record in Plat Book 14, Page 82, in the Register's Office of Hamilton County, Tennessee; thence North sixty-five (65) degrees West along the Northern line of said Lot One (1) five hundred thirty-one and 45/100 (531.45) feet to the Western line of said Southwest Quarter; thence North twenty-six (26) degrees, fifty-nine (59) minutes East, along said line, two hundred (200) feet; thence South sixty-four (64) degrees, fifty-six (56) minutes East, five hundred forty-three and 83/100 (543.83) feet, more or less, to the Western line of the said Hickory Valley Road; thence Southwardly along said road two hundred (200) feet to the point of beginning.

Subject to TVA Transmission Line Easement as set out in instrument recorded in Book P, Volume 29, Page 392, and in Certified Decree recorded in Book B, Volume 29, Page 332, in the Register's Office of Hamilton County, Tennessee.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that Warranty Deed recorded in Book 8168, Page 515, in the Register's Office of Hamilton County, Tennessee.

Parcel 4 (8607 N. Hickory Valley Road):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Being Lot No. Two (2), and a part of Lot No. Three (3), Subdivision of a part of the Rex Richey Tract in Section Sixteen (16), Township Five (5), Range Three (3), West of the Basis Line, Ocoee District, as shown by plat of record in Plat Book 14, Page 82, in the Register's Office of Hamilton County, Tennessee, being described as follows: Beginning at a point in the Western line of Hickory Valley Road at the Northeast corner of Lot No. Two (2) of said subdivision; thence Westwardly along the dividing line of Lots No. One (1) and Two (2) five hundred forty-one and 1/10 (541.1) feet to the Northwest corner of said Lot No. Two (2); thence Southwardly three hundred fifty (350) feet to the Southwest corner of Lot No. Three (3) of said subdivision; thence Eastwardly along the dividing line of Lots No. Three (3) and Four (4) three hundred thirty-two and 8/10 (332.8) feet, more or less, to the Southwest corner of the property conveyed to Mary Trotter by deed recorded in Book 830, Page 696, in the said Register's Office; thence Northwardly along said tract seventy-five (75) feet, more or less, to the Northern line of said tract two hundred fifty (250) feet to the Western line of Old Hickory Valley Road; thence Northwardly along the Western line of said road and continuing along the Western line of said present Hickory Valley Road two hundred seventy-eight and 2/10 (278.2) feet, more or less, to the point of beginning.

Except therefrom that part of said property conveyed to the State of Tennessee for the widening of Hickory Valley Road, as set out in deed recorded in Book 2183, Page 881, in the Register's Office of Hamilton County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that Warranty Deed recorded in Book 8168, Page 515, in the Register's Office of Hamilton County, Tennessee.

Parcel 5 (5329 Highway 58):

IN THE SECOND CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE:

Being a part of Section 16, Township 5, Range 3, West of the Basis Line, Ocoee District, and being a part of Lot 4, Rex Richey Tract, as shown by plat of record in Plat Book 14, Page 82, in the Register's Office of Hamilton County, Tennessee, and more particularly described as follows: Beginning at a point in the Northwest line of Tennessee State Highway No. 58 and in the South line of said Lot 4; thence North 66 degrees 9 minutes West along said South line

of Lot 4, 490.93 feet; thence North 24 degrees 57 minutes East along the West line of Lot 4, 175 feet; thence South 69 degrees 03 minutes East 402.48 feet; thence South 16 degrees 06 minutes East 202.55 feet to the Northwest line of Tennessee State Highway No. 58; thence South 71 degrees 50 minutes West along said Highway 59.85 feet to the point of beginning

For prior title, see that Quitclaim Deed recorded in Book 8240, Page 936, in the Register's Office of Hamilton County, Tennessee.

Parcel 6 (5327 Highway 58):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Beginning at a point, said point being a common corner of Sections 16, 17, 20 and 21; thence from the point of beginning South 66 degrees, 09 minutes East, 493.34 feet to a point on the northern right of way line of State Highway 58; thence with the northern line of State Highway 58 South 73 degrees, 06 minutes West, 325.7 feet to a point; thence North 50 degrees, 59 minutes West, 42.8 feet to a point; thence North 64 degrees, 29 minutes East, 100 feet to a point; thence North 50 degrees, 59 minutes West, 100 feet to a point; thence South 64 degrees, 29 minutes West, 100 feet to a point; thence North 50 degrees, 59 minutes West, 115.82 feet to a point; thence North 25 degrees, 03 minutes East, 145 feet to the point of beginning. The above-described tract of land contains 1.411 acres and is shown on Niles Surveying Co., Inc. drawing VF13-Price-1, dated July 7, 1983.

Subject to easement or right of way for purposes of ingress and egress from Highway 58 to the Fred Waters and wife, Maggie Waters, property, as set out in Deed recorded in Book 1789, Page 100, said Register's Office.

Subject to Transmission Line Easement recorded in Book 850, Page 241, said Register's Office.

For prior title, see that Warranty Deed recorded in Book 8168, Page 515, in the Register's Office of Hamilton County, Tennessee.

Parcel 7 (5321 Highway 58):

IN HAMILTON COUNTY, TENNESSEE:

Tract One (1):

Being a sixty (60) foot strip out of the property conveyed to W. A. Weather and wife on October 24, 1913, and being along the Northeastern line of the property conveyed by W. A. Weather and wife to James N. Gross on June 22, 1926, said sixty (60) foot strip being described as follows: Beginning on the Northwestern line of the

Turkeyfoot Pike at the Northeastern or most Eastern corner of the said James N. Gross tract; thence Northwardly or Northwestwardly along the said Gross line two hundred ninety-seven (297) feet, more or less, to the Southeastern corner of the property conveyed to Charlie Johnson on March 11, 1897 (being the Section Line); thence about North twenty-three (23) degrees East, along the Johnson line to a point sixty (60) feet Northeastwardly or Eastwardly of the first line herein if measured at right angles; thence Southwardly or Southeastwardly parallel to angles; and sixty (60) feet from said first line three hundred (300) feet, more or less, to the point of beginning. Except that part conveyed to Hamilton County for Highway No. Fifty-eight (58), (being the Southeastern one hundred thirty (130) feet, more or less).

Tract Two (2):

Beginning at a point on the Northwestern line of Highway No. Fifty-eight (58) at the Northeastern corner of the tract conveyed to Cora Davis and husband, Sim Davis, by deed recorded in Book 1131, Page 284, in the Register's Office of Hamilton County, Tennessee; thence Westwardly along Northern line of Davis tract two hundred fifty (250) feet, more or less, to the East line of the Johnson heirs property; thence Northwardly along the Johnson heirs line to a point thirty-one (31) feet Northeastwardly of the first line herein, if measured at right angles; thence Southeastwardly parallel to and thirty-one (31) feet from said first line two hundred fifty (250) feet, more or less, to a point in the Northwestern line of Highway No. Fifty-eight (58); thence Southwestwardly along said line thirty-one (31) feet, more or less, to the point of beginning.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that Warranty Deed recorded in Book 8168, Page 515, in the Register's Office of Hamilton County, Tennessee.

Parcel 8 (Highway 58):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Being a part of the Northeast Quarter of Section Thirty (30), Township Five (5), Range Three (3), West of the Basis Line, Ocoee District, and bounded as follows: Beginning on a stake in the northeast corner of said Quarter Section; thence running south 247.5 feet to a stake; thence North 67 degrees, 08 minutes West, along the northern boundary of property conveyed to Wall by deed recorded in Book 2427, Page 425, in the Register's Office of Hamilton County, Tennessee, 397.56 feet, more or less, to a stone corner in a fence line; thence North 22 degrees, 33 minutes East, along said fence line, which is the boundary of property conveyed by deed recorded in Book 2057, Page 676, said Register's Office, 258.36 feet to a stone corner; thence

South 65 degrees, 32 minutes East, 408.57 feet, more or less, to the point of beginning.

Subject to Transmission Line Easement recorded in Book 850, Page 241, said Register's Office.

For prior title, see that Warranty Deed recorded in Book 8168, Page 515, in the Register's Office of Hamilton County, Tennessee.

Parcel 9 (Highway 58):

All that tract or parcel of land lying and being in the Southeast Quarter of Section 20, Township 5, Range 3, West of the Basis Line in the Ocoee District, and being more particularly described as follows: Beginning at a point in the southeastern line of Highway 58, which point is 312 feet northeastwardly of the northwestern corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1278, Page 32, in the Register's Office, Hamilton County, Tennessee; thence northeastwardly along the southeastern line of Highway 58 50 feet to a point; thence at right angles southeastwardly 145.7 feet to a point in the center line of a 150 foot USA (TVA) transmission line right-of-way easement; thence southwestwardly along the center line of said right-of-way easement 50 feet to a point; thence northwestwardly 143 feet to the point of beginning.

D/S

Subject to right-of-way for the Volunteer Ordnance Works pipe line as set out in Book 1409, Page 391, said Register's Office.

Subject to right-of-way for 150 foot USA (TVA) Transmission Line Easement, the center line of which runs along the rear lot line.

For prior title, see that Warranty Deed recorded in Book 8168, Page 515, in the Register's Office of Hamilton County, Tennessee.

Parcel 10 (Webb Road):

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

Tract One (1) (4102 Webb Road):

Lot 1, Cannon's Addition to Harbor Place Subdivision, as shown by plat of record in Plat Book 36, Page 176, in the Register's Office of Hamilton County, Tennessee, being more particularly described as: Beginning at a point on the south right of way line of Webb (Turkeyfoot) Road, at the northwest corner of Lot 1, Harbor Place Subdivision, Second Unit, as shown by plat recorded in Plat Book 25, Page 99, said Register's Office; thence North 84 degrees, 58 minutes East, along the south line of

Webb Road, 90 feet to a point; thence South 5 degrees, 1 minute East, 141.18 feet to the north line of Lot 3, Harbor Place Subdivision; thence North 86 degrees, 47 minutes West, along the north line of Lot 3, 90.93 feet to the east line of Lot 24, Harbor Place Subdivision, as shown by plat recorded in Plat Book 25, Page 48, said Register's Office; thence North 5 degrees, 2 minutes West, 128.1 feet to the south line of Webb Road, being the point of beginning, all as shown by survey drawing dated March 31, 1983, and revised April 1, 1983, by David W. Barnes, Registered Land Surveyor; above-described tract also known as Part of Lot 1, Harbor Place, Second Unit, as shown in plat recorded in Plat Book 25, Page 99, and part of the contiguous Luetgens Property as conveyed by deed recorded in Book 2623, Page 109, said Register's Office.

Tract Two (2) (4128 and 4130 Webb Road):

Lots 2 and 3, Resubdivision of Lot 2, Cannon's Addition to Harbor Place, as shown by plat recorded in Plat Book 36, Page 202, in the Register's Office of Hamilton County, Tennessee, being more particularly described as: Beginning at the northeast corner of Tract 1 herein described; thence North 84 degrees, 58 minutes East, 183.03 feet along the south lot line of Webb Road to a point; thence South 22 degrees, 56 minutes West, 207.97 feet to a point; thence North 67 degrees, 4 minutes West, 88.2 feet to a point; thence North 86 degrees, 47 minutes West, 7.77 feet to the east line of Tract 1; thence North 5 degrees, 1 minute West, 141.18 feet to the point of beginning.

Subject to applicable conditions and easements in subdivision regulations as set out in Book 2116, Page 186, said Register's Office. (Lot 2)

Subject to Easement to East Tennessee Natural Gas as shown on plat and as recorded in Book 1023, Page 501, said Register's Office. (Both tracts)

Subject to Sixteen (16) foot drainage and utility easement as shown on plat. (Both tracts)

Subject to Ten (10) foot drainage easement straddling side and rear lot lines as set out on legend of plat. (Tract 1 only)

Subject to Minimum building setback lines as set out on legend on plat. (Tract 1 only)

Subject to Right of Way easement recorded in Book 763, Page 483, said Register's Office. (Tract 2)

Subject to Utility easement as shown on plat in Plat Book 36, Page 176, said Register's Office.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that Warranty Deed recorded in Book 8168, Page 515, in the Register's Office of Hamilton County, Tennessee.

Parcel 11 (5423 Highway 58):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Beginning at a concrete monument stamped "CR-331-3" which is 2,450 feet, more or less, north of the south line and 2,200 feet, more or less, west of the east line of Section 16, Township 5 North, Range 3 West, and at a corner of a tract of land owned by the United States of America at Volunteer Army Ammunition Plant; thence South 67 degrees, 1 minute East, along the boundary of said United States tract 312.1 feet, more or less, to a point which is on the north right of way line of Tennessee State Highway No. 58 and at a corner of said United States tract; thence South 73 degrees, 43 minutes West, along the north right of way line of said highway which is along the boundary of said United States tract 301.3 feet, more or less, to a point on a line that bears South 0 degrees, 32 minutes West, of the point of beginning; thence North 0 degrees, 32 minutes East, 206.3 feet, more or less, to the point of beginning, containing 0.68 of an acre, more or less, and being part of Tract "E-6" of the Volunteer Army Ammunition Plant.

Subject to all existing easements and rights of way for streets, roads, highways, railroads, pipelines and public utilities.

For prior title, see that Warranty Deed recorded in Book 8168, Page 515, in the Register's Office of Hamilton County, Tennessee.

Parcel 12 (5607 Highway 58 and 5606 Clark Road):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Lots One (1) and Three (3), Resubdivision of Lot One (1), Jewell Subdivision, as shown by plat recorded in Plat Book 36, Page 253, in the Register's Office of Hamilton County, Tennessee.

Subject to Twenty (20) foot Utility Easement as shown or specified by recorded plat.

Subject to Mineral and or Mining rights as set out in instrument recorded in Book Z, Volume 1, Page 103, in said Register's Office

Subject to Assignment of Lease as set out in instrument recorded in Book 2966, Page 308, in said Register's Office.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that Warranty Deed recorded in Book 8168, Page 515, in the Register's Office of Hamilton County, Tennessee.

Parcel 13 (5614 Clark Road):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Lots 1, Fletcher Bacon Subdivision, as shown by plat recorded in Plat Book 18, Page 47, in the Register's Office of Hamilton County, Tennessee.

Excepting therefrom that part of said lot conveyed to the State of Tennessee by Deed recorded in Book 2008, Page 925, in said Register's Office.

Subject to Restrictions as set out in Book 1214, Page 67, in said Register's Office.

For prior title, see that Warranty Deed recorded in Book 8168, Page 515, in the Register's Office of Hamilton County, Tennessee.

Parcel 14 (1105 Anita Drive):

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

* Lot Three (3), Woodmore Manor, as shown by plat recorded in Plat Book 22, Page 57, in the Register's Office of Hamilton County, Tennessee. According to said plat, said lot fronts 91.5 feet on the west line of Anita Drive and extends back westwardly between parallel lines 125 feet to the west line of said lot.

Subject to Utility line easement over the rear of said lot as shown by dotted lines on said plat.

Subject to covered ditch as shown on survey of G. B. Pierce dated February 24, 1960.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Subject to Restrictions recorded in Book 1495, Page 485, in the Register's Office of Hamilton County, Tennessee.

Subject to Building set-back line shown on said plat.

For prior title, see that Warranty Deed recorded in Book 8168, Page 515, in the Register's Office of Hamilton County, Tennessee.

No new surveys were made for purposes of this deed. The property descriptions are taken from the deed of prior title described above.

Grantee is authorized to sell, transfer, exchange, convey, rent, mortgage or otherwise encumber the real property, and execute any document necessary to complete any such transaction, without joinder by, or disclosure of, the beneficiaries of the trust, and without liability on the part of third parties dealing with Grantee to look to the proper disposition of the proceeds arising from any such transaction.

Grantee is to have and to hold the real property forever in fee simple. Grantor covenants that it has not made any conveyance or encumbrance of the property since it acquired the title thereto as trustee. To the extent of its lawful authority, it does transfer, assign and set over warranties contained in the deeds of prior title described above. It does not in any way warrant title to this real property, except as against all parties claiming under, by or through it as trustee, and it is relieved and discharged of any further duties and obligations as to its interest in the property.

November 26, 2008.

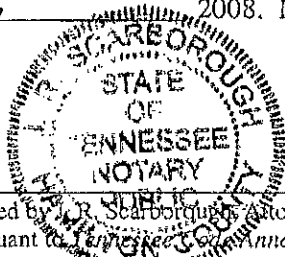
SUNTRUST BANK

By Teresa L. Whitton
(Teresa L. Whitton)

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, a notary public duly appointed, commissioned and qualified in and for this State and County, personally appeared Teresa L. Whitton, with whom I am personally acquainted, or who upon satisfactory evidence showed himself/herself to be such person, and who, upon oath, acknowledged to be a VP, PH I of SunTrust Bank, with authority to act on its behalf, and who further acknowledged execution of the foregoing instrument for the purposes contained therein.

In witness whereof, I have signed my name and affixed my seal at my office in this County on November 26 2008. My commission expires 1-7-09.



[Signature]
Notary Public

This instrument was prepared by [Signature], Attorney at Law, 701 Market Street, Suite 1000, Chattanooga, TN 37402. This notice is pursuant to Tennessee Code Annotated §66-24-115 and does not constitute a warranty of title, covenants, descriptions or any other information contained herein.

OATH OF ACTUAL CONSIDERATION OR VALUE

STATE OF TENNESSEE
COUNTY OF HAMILTON

The undersigned, offering this instrument for recording pursuant to *Tennessee Code Annotated* §67-4-409(a)(3)(D), hereby swears that this transfer of real property implements a testamentary devise. Therefore, no recordation tax is due.

Sumner Bank, TUV of
Frances C. Cannon Irrev Fam Tr.
Dated Aug 4, 2004 By:
AGENT/GRANTEE J. Scarborough, VA
P#7

Sworn to and subscribed before me on November 26, 2008. My commission expires
1-7-09.



J. Scarborough
Notary Public

AFTER RECORDING MAIL TO:

Wooden, Fulton & Scarborough, P.C.
737 Market Street, Suite 620
Chattanooga, TN 37402

Instrument: 2006120100279
Book and Page: GI 8168 515
Deed Recording Fee \$65.00
Data Processing Fee \$2.00
Probate Fee \$1.00
Total Fees \$67.00 XMPT
User: FREUDENBERG
Date: 01-DEC-2006
Time: 03:29:22 P
Contact: Pam Hurst, Register
Hamilton County Tennessee

4737

SEND TAX NOTICES TO:

SunTrust Bank, Trustee
POB 1638
Chattanooga, TN 37401

162

MAP/PARCEL NUMBERS:

- Parcel 1: 119M-C-011
- Parcel 2: 120D-C-028
- Parcel 3: 120E-A-002
- Parcel 4: 120E-A-004
- Parcel 5: 120E-A-007
- Parcel 6: 120E-A-009
- Parcel 7: 120E-A-010
- Parcel 8: 120N-D-015
- Parcel 9: 120O-H-029
120O-H-030
120O-H-030.01
- Parcel 10: 121A-E-032.01
- Parcel 11: 121B-A-008
121B-A-008.02
- Parcel 12: 121B-A-010
- Parcel 13: 147N-F-009
- Parcel 14: 156N-C-013
- Parcel 15: 157I-M-043
- Parcel 16: 157I-N-001

WARRANTY DEED

For acknowledged adequate consideration, I, Anne Cannon Crais, the duly qualified personal representative of the Estate of Frances C. Cannon by appointment in the Chancery Court of Hamilton

This instrument was prepared by Wooden, Fulton & Scarborough, P.C., 737 Market Street, Suite 620, Chattanooga, TN 37402. This notice is pursuant to *Tennessee Code Annotated* §66-24-115 and does not constitute a warranty of title, covenants, descriptions or any other information contained herein.

2

County, Tennessee, under Docket Number 05-P-426, herein referred to as "Grantor," do hereby transfer and convey unto SunTrust Bank, successor trustee of the Tennessee Marital Trust under the Last Will and Testament of Frances C. Cannon dated August 4, 2004, herein referred to as "Grantee," an interest equal to twenty-nine and seventy-four hundredths percent (29.74%) in the following parcels of real property:

Parcel 1 (3516 Rhoda Lane):

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

Lot Eleven (11), Block A, Murray Hills Subdivision, as shown by plat of record in Plat Book 17, Page 69, in the Register's Office of Hamilton County, Tennessee.

Subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above-described property.

Subject to any state of acts which an accurate survey of said property would show.

For prior title, see that Warranty Deed recorded in Book 3437, Page 21, in the Register's Office of Hamilton County, Tennessee.

Parcel 2 (8803 N. Hickory Valley Road):

IN THE SECOND CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE:

Being a part of Section Sixteen (16), Township Five (5), Range Three (3), West of the Basis line in the Ocoee District, and being a part of Lot Two (2) of the William Hughes Estate, as shown by instrument recorded in Book L, Volume 2, Page 602, in the Register's Office of Hamilton County, Tennessee, and being more particularly described as follows: Beginning at a point in the Section line dividing Sections Sixteen (16) and Seventeen (17), where the same is intersected with the Southern line of Lot Two (2) of William Hughes property, as heretofore mentioned; thence South sixty-seven (67) degrees, forty (40) minutes East, three hundred forty-four and 6/10 (344.6) feet to a point; thence North nineteen (19) degrees East, ninety and 6/10 (90.6) feet to a point; thence South seventy-five (75) degrees, fifteen (15) minutes East, seventy-six and 4/10 (76.4) feet to a point; thence South fifty (50) degrees, forty (40) minutes East, eighty-four and 5/10 (84.5) feet to a point; thence South eighteen (18) degrees, fifty (50) minutes West, eighty-three and 6/10 (83.6) feet to a point in the Southern line of Lot Two (2), Hughes Estates; thence South sixty-seven (67) degrees, forty (40) minutes East, along the North line of a lane, two hundred six and 7/10 (206.7) feet to a point in the Western line of Hickory Valley Road; thence North thirty-three (33) degrees, ten (10) minutes East, three hundred twenty-seven (327) feet to the Southeast corner of the property conveyed to East Tennessee Natural Gas Company by deed recorded in Book 1500, Page 23, said Register's Office; thence

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North sixty-three (63) degrees, forty-five (45) minutes West, along said tract, one hundred sixty-eight (168) feet to the Southwest corner thereof; thence North thirty-two (32) degrees, forty-five (45) minutes East, along said tract, thirty-eight (38) feet to the Northwest corner thereof, said point being in the North line of the Lonnie Hershel Lynn property as established by line agreement recorded in Book 1438, Page 521, said Register's Office; thence North sixty-seven (67) degrees, thirty (30) minutes West, along said line, eighty-five and 8/10 (85.8) feet to a point; thence South thirty-three (33) degrees, ten (10) minutes West, one hundred twenty-two and 5/10 (122.5) feet to a point; thence in a Southwestern direction five hundred twenty-five and 5/10 (525.5) feet to a point marked by a stone, said point being located one hundred twenty-eight (128) feet Northwardly of the Southwestern corner of the herein described property, said stone also being located on the Section line between Sections Sixteen (16) and Seventeen (17); thence South twenty-three (23) degrees, fifteen (15) minutes West, along said Section line, one hundred twenty-eight (128) feet to the point of beginning.

Subject to T.V.A. Transmission Line Easement as shown on said recorded plat.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that deed recorded in Book 3333, Page 539, in the Register's Office of Hamilton County, Tennessee.

Parcel 3 (8619 N. Hickory Valley Road):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Being a part of the Rex A. Richey Farm in the Southwest Quarter of Section Sixteen (16), Township Five (5), Range Three (3), and being described as follows: Beginning on the Western line of Hickory Valley Road at the Northeastern corner of Lot One (1), Subdivision of part of the Rex Richey Tract, as shown by plat of record in Plat Book 14, Page 82, in the Register's Office of Hamilton County, Tennessee; thence North sixty-five (65) degrees West along the Northern line of said Lot One (1) five hundred thirty-one and 45/100 (531.45) feet to the Western line of said Southwest Quarter; thence North twenty-six (26) degrees, fifty-nine (59) minutes East, along said line, two hundred (200) feet; thence South sixty-four (64) degrees, fifty-six (56) minutes East, five hundred forty-three and 83/100 (543.83) feet, more or less, to the Western line of the said Hickory Valley Road; thence Southwardly along said road two hundred (200) feet to the point of beginning.

Subject to TVA Transmission Line Easement as set out in instrument recorded in Book P, Volume 29, Page 392, and in Certified Decree recorded in Book B, Volume 29, Page 332, in the Register's Office of Hamilton County, Tennessee.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that deed recorded in Book 3437, Page 19, in the Register's Office of Hamilton County, Tennessee.

Parcel 4 (8607 N. Hickory Valley Road):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Being Lot No. Two (2), and a part of Lot No. Three (3), Subdivision of a part of the Rex Richey Tract in Section Sixteen (16), Township Five (5), Range Three (3), West of the Basis Line, Ocoee District, as shown by plat of record in Plat Book 14, Page 82, in the Register's Office of Hamilton County, Tennessee, being described as follows: Beginning at a point in the Western line of Hickory Valley Road at the Northeast corner of Lot No. Two (2) of said subdivision; thence Westwardly along the dividing line of Lots No. One (1) and Two (2) five hundred forty-one and 1/10 (541.1) feet to the Northwest corner of said Lot No. Two (2); thence Southwardly three hundred fifty (350) feet to the Southwest corner of Lot No. Three (3) of said subdivision; thence Eastwardly along the dividing line of Lots No. Three (3) and Four (4) three hundred thirty-two and 8/10 (332.8) feet, more or less, to the Southwest corner of the property conveyed to Mary Trotter by deed recorded in Book 830, Page 696, in the said Register's Office; thence Northwardly along said tract seventy-five (75) feet, more or less, to the Northern line of said tract two hundred fifty (250) feet to the Western line of Old Hickory Valley Road; thence Northwardly along the Western line of said road and continuing along the Western line of said present Hickory Valley Road two hundred seventy-eight and 2/10 (278.2) feet, more or less, to the point of beginning.

Except therefrom that part of said property conveyed to the State of Tennessee for the widening of Hickory Valley Road, as set out in deed recorded in Book 2183, Page 881, in the Register's Office of Hamilton County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that Assumption Deed recorded in Book 3325, Page 543, in the Register's Office of Hamilton County, Tennessee.

Parcel 5 (5327 Highway 58):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Beginning at a point, said point being a common corner of Sections 16, 17, 20 and 21; thence from the point of beginning South 66 degrees, 09 minutes East, 493.34 feet to a point on the northern right of way line of State Highway 58; thence with the northern line of State Highway 58 South 73 degrees, 06 minutes West, 325.7 feet to a point; thence North 50 degrees, 59 minutes West, 42.8 feet to a point; thence North 64 degrees, 29 minutes East, 100 feet to a point; thence North 50 degrees, 59 minutes West, 100 feet to a point; thence South 64 degrees, 29 minutes West, 100 feet to a point; thence North 50 degrees, 59 minutes West, 115.82 feet to a point; thence North 25 degrees, 03 minutes East, 145 feet to the point of beginning. The above-described tract of land contains 1.411 acres and is shown on Niles Surveying Co., Inc. drawing VF13-Price-1, dated July 7, 1983.

Subject to easement or right of way for purposes of ingress and egress from Highway 58 to the Fred Waters and wife, Maggie Waters, property, as set out in Deed recorded in Book 1789, Page 100, said Register's Office.

Subject to Transmission Line Easement recorded in Book 850, Page 241, said Register's Office.

For prior title, see that Warranty Deed recorded in Book 3437, Page 4, in the Register's Office of Hamilton County, Tennessee.

Parcel 6 (5321 Highway 58):

IN HAMILTON COUNTY, TENNESSEE:

Tract One (1):

Being a sixty (60) foot strip out of the property conveyed to W. A. Weather and wife on October 24, 1913, and being along the Northeastern line of the property conveyed by W. A. Weather and wife to James N. Gross on June 22, 1926, said sixty (60) foot strip being described as follows: Beginning on the Northwestern line of the Turkeyfoot Pike at the Northeastern or most Eastern corner of the said James N. Gross tract; thence Northwardly or Northwestwardly along the said Gross line two hundred ninety-seven (297) feet, more or less, to the Southeastern corner of the property conveyed to Charlie Johnson on March 11, 1897 (being the Section Line); thence about North twenty-three (23) degrees East, along the Johnson line to a point sixty (60) feet Northeastwardly or Eastwardly of the first line herein if measured at right angles; thence Southwardly or Southeastwardly parallel to angles; and sixty (60) feet from said first line three hundred (300) feet, more or less, to the point of

beginning. Except that part conveyed to Hamilton County for Highway No. Fifty-eight (58), (being the Southeastern one hundred thirty (130) feet, more or less).

Tract Two (2):

Beginning at a point on the Northwestern line of Highway No. Fifty-eight (58) at the Northeastern corner of the tract conveyed to Cora Davis and husband, Sim Davis, by deed recorded in Book 1131, Page 284, in the Register's Office of Hamilton County, Tennessee; thence Westwardly along Northern line of Davis tract two hundred fifty (250) feet, more or less, to the East line of the Johnson heirs property; thence Northwardly along the Johnson heirs line to a point thirty-one (31) feet Northeastwardly of the first line herein, if measured at right angles; thence Southeastwardly parallel to and thirty-one (31) feet from said first line two hundred fifty (250) feet, more or less, to a point in the Northwestern line of Highway No. Fifty-eight (58); thence Southwestwardly along said line thirty-one (31) feet, more or less, to the point of beginning.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that Warranty Deed recorded in Book 3437, Page 17, in the Register's Office of Hamilton County, Tennessee.

Parcel 7 (Highway 58):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Being a part of the Northeast Quarter of Section Thirty (30), Township Five (5), Range Three (3), West of the Basis Line, Ocoee District, and bounded as follows: Beginning on a stake in the northeast corner of said Quarter Section; thence running south 247.5 feet to a stake; thence North 67 degrees, 08 minutes West, along the northern boundary of property conveyed to Wall by deed recorded in Book 2427, Page 425, in the Register's Office of Hamilton County, Tennessee, 397.56 feet, more or less, to a stone corner in a fence line; thence North 22 degrees, 33 minutes East, along said fence line, which is the boundary of property conveyed by deed recorded in Book 2057, Page 676, said Register's Office, 258.36 feet to a stone corner; thence South 65 degrees, 32 minutes East, 408.57 feet, more or less, to the point of beginning.

Subject to Transmission Line Easement recorded in Book 850, Page 241, said Register's Office.

For prior title, see that Warranty Deed recorded in Book 3437, Page 4, in the Register's Office of Hamilton County, Tennessee.

Parcel 8 (Highway 58):

All that tract or parcel of land lying and being in the Southeast Quarter of Section 20, Township 5, Range 3, West of the Basis Line in the Ocoee District, and being more particularly described as follows: Beginning at a point in the southeastern line of Highway 58, which point is 312 feet northeastwardly of the northwestern corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1278, Page 32, in the Register's Office, Hamilton County, Tennessee; thence northeastwardly along the southeastern line of Highway 58 50 feet to a point; thence at right angles southeastwardly 145.7 feet to a point in the center line of a 150 foot USA (TVA) transmission line right-of-way easement; thence southwestwardly along the center line of said right-of-way easement 50 feet to a point; thence northwestwardly 143 feet to the point of beginning.

Subject to right-of-way for the Volunteer Ordinance Works pipe line as set out in Book 1409, Page 391, said Register's Office.

Subject to right-of-way for 150 foot USA (TVA) Transmission Line Easement, the center line of which runs along the rear lot line.

For prior title, see that Warranty Deed recorded in Book 3214, Page 127, in the Register's Office of Hamilton County, Tennessee.

Parcel 9 (Webb Road):

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

Tract One (1) (4102 Webb Road):

Lot 1, Cannon's Addition to Harbor Place Subdivision, as shown by plat of record in Plat Book 36, Page 176, in the Register's Office of Hamilton County, Tennessee, being more particularly described as: Beginning at a point on the south right of way line of Webb (Turkeyfoot) Road, at the northwest corner of Lot 1, Harbor Place Subdivision, Second Unit, as shown by plat recorded in Plat Book 25, Page 99, said Register's Office; thence North 84 degrees, 58 minutes East, along the south line of Webb Road, 90 feet to a point; thence South 5 degrees, 1 minute East, 141.18 feet to the north line of Lot 3, Harbor Place Subdivision; thence North 86 degrees, 47 minutes West, along the north line of Lot 3, 90.93 feet to the east line of Lot 24, Harbor Place Subdivision, as shown by plat recorded in Plat Book 25, Page 48, said Register's Office; thence North 5 degrees, 2 minutes West, 128.1 feet to the south line of Webb Road, being the point of beginning, all as shown by survey drawing dated March 31, 1983, and revised April 1, 1983, by David W. Barnes, Registered Land Surveyor; above-described tract also known as Part of Lot 1, Harbor Place, Second Unit, as shown in plat recorded in Plat Book 25, Page 99, and part of the

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contiguous Luetgens Property as conveyed by deed recorded in Book 2623, Page 109, said Register's Office.

Tract Two (2) (4128 and 4130 Webb Road):

Lots 2 and 3, Resubdivision of Lot 2, Cannon's Addition to Harbor Place, as shown by plat recorded in Plat Book 36, Page 202, in the Register's Office of Hamilton County, Tennessee, being more particularly described as: Beginning at the northeast corner of Tract 1 herein described; thence North 84 degrees, 58 minutes East, 183.03 feet along the south lot line of Webb Road to a point; thence South 22 degrees, 56 minutes West, 207.97 feet to a point; thence North 67 degrees, 4 minutes West, 88.2 feet to a point; thence North 86 degrees, 47 minutes West, 7.77 feet to the east line of Tract 1; thence North 5 degrees, 1 minute West, 141.18 feet to the point of beginning.

Subject to applicable conditions and easements in subdivision regulations as set out in Book 2116, Page 186, said Register's Office. (Lot 2)

Subject to Easement to East Tennessee Natural Gas as shown on plat and as recorded in Book 1023, Page 501, said Register's Office. (Both tracts)

Subject to Sixteen (16) foot drainage and utility easement as shown on plat. (Both tracts)

Subject to Ten (10) foot drainage easement straddling side and rear lot lines as set out on legend of plat. (Tract 1 only)

Subject to Minimum building setback lines as set out on legend on plat. (Tract 1 only)

Subject to Right of Way easement recorded in Book 763, Page 483, said Register's Office. (Tract 2)

Subject to Utility easement as shown on plat in Plat Book 36, Page 176, said Register's Office.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that Warranty Deed recorded in Book 3437, Page 1, in the Register's Office of Hamilton County, Tennessee.

Parcel 10 (5423 Highway 58):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Beginning at a concrete monument stamped "CR-331-3" which is 2,450 feet, more or less, north of the south line and 2,200 feet, more or less, west of the east line of Section 16, Township 5 North, Range 3 West, and at a corner of a tract of land owned by the United States of America at Volunteer Army Ammunition Plant; thence South 67 degrees, 1 minute East, along the boundary of said United States tract 312.1 feet, more or less, to a point which is on the north right of way line of Tennessee State Highway No. 58 and at a corner of said United States tract; thence South 73 degrees, 43 minutes West, along the north right of way line of said highway which is along the boundary of said United States tract 301.3 feet, more or less, to a point on a line that bears South 0 degrees, 32 minutes West, of the point of beginning; thence North 0 degrees, 32 minutes East, 206.3 feet, more or less, to the point of beginning, containing 0.68 of an acre, more or less, and being part of Tract "E-6" of the Volunteer Army Ammunition Plant.

Subject to all existing easements and rights of way for streets, roads, highways, railroads, pipelines and public utilities.

For prior title, see that Warranty Deed recorded in Book 3437, Page 15, in the Register's Office of Hamilton County, Tennessee.

Parcel 11 (5607 Highway 58 and 5606 Clark Road):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Lots One (1) and Three (3), Resubdivision of Lot One (1), Jewell Subdivision, as shown by plat recorded in Plat Book 36, Page 253, in the Register's Office of Hamilton County, Tennessee.

Subject to Twenty (20) foot Utility Easement as shown or specified by recorded plat.

Subject to Mineral and or Mining rights as set out in instrument recorded in Book Z, Volume 1, Page 103, in said Register's Office

Subject to Assignment of Lease as set out in instrument recorded in Book 2966, Page 308, in said Register's Office.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that Warranty Deed recorded in Book 3437, Page 13, in the Register's Office of Hamilton County, Tennessee.

Parcel 12 (5614 Clark Road):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Lots 1, Fletcher Bacon Subdivision, as shown by plat recorded in Plat Book 18, Page 47, in the Register's Office of Hamilton County, Tennessee.

Excepting therefrom that part of said lot conveyed to the State of Tennessee by Deed recorded in Book 2008, Page 925, in said Register's Office.

Subject to Restrictions as set out in Book 1214, Page 67, in said Register's Office.

For prior title, see that Warranty Deed recorded in Book 3436, Page 994, in the Register's Office of Hamilton County, Tennessee.

Parcel 13 (1105 Anita Drive):

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

Lot Three (3), Woodmore Manor, as shown by plat recorded in Plat Book 22, Page 57, in the Register's Office of Hamilton County, Tennessee. According to said plat, said lot fronts 91.5 feet on the west line of Anita Drive and extends back westwardly between parallel lines 125 feet to the west line of said lot.

Subject to Utility line easement over the rear of said lot as shown by dotted lines on said plat.

Subject to covered ditch as shown on survey of G. B. Pierce dated February 24, 1960.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Subject to Restrictions recorded in Book 1495, Page 485, in the Register's Office of Hamilton County, Tennessee.

Subject to Building set-back line shown on said plat.

For prior title, see that Warranty Deed recorded in Book 3436, Page 988, in the Register's Office of Hamilton County, Tennessee.

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Parcel 14 (2708 E. 29th Street):

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

Lot 20, Mission Forest Subdivision, as shown by plat recorded in Plat Book 22, Page 36, in the Register's Office of Hamilton County, Tennessee.

For prior title, see that Quitclaim Deed recorded in Book 3212, Page 860, in the Register's Office of Hamilton County, Tennessee.

Parcel 15 (3797 Northview Avenue):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Being a part of Lots Four (4) and Six (6), D. C. Wiley's Belvoir Hills Subdivision, as shown by plat recorded in Plat Book 797, Page 113, in the Register's Office of Hamilton County, Tennessee. According to said plat, said part of lots are described as: Beginning at the southeast corner of Lot 6 in the west line of Northview Avenue; thence north along the west line of Northview Avenue 165 feet to the south line of Lot 5; thence west along the south line of Lot 5 a distance of 48.52 feet to the east line of Lot 4; thence along the line dividing Lots 4 and 5 North 10 degrees, 29 minutes West, 8 feet; thence across Lot 4 South 84 degrees, 28 minutes West, 107.85 feet; thence south 59.04 feet to the northeast line of Lot 7; thence southeast along the line dividing Lots 7 and 6 a distance of 135 feet to the beginning.

Subject to 10-foot Utility line easement as shown on plat.

Subject to Sanitary Sewer Easement recorded in Book 1337, Page 474, in said Register's Office.

Subject to Restrictions recorded in Book 797, Page 113, as modified in Book 918, Page 237, and further modified in Book 1073, Page 134, in said Register's Office.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that Warranty Deed recorded in Book 3437, Page 7, in the Register's Office of Hamilton County, Tennessee.

Parcel 16 (3800 Northview Avenue):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Lot 29, Belvoir Hills No. 2, as shown by plat recorded in Plat book 12, Page 26, in the Register's Office of Hamilton County, Tennessee.

For prior title, see that Quitclaim Deed recorded in Book 3212, Page 860, in the Register's Office of Hamilton County, Tennessee.

No new surveys were made for purposes of this deed. The property descriptions are taken from the deeds of prior title described above.

Grantee is authorized to sell, transfer, exchange, convey, rent, mortgage or otherwise encumber the real properties, and execute any document necessary to complete any such transaction, without joinder by, or disclosure of, the beneficiaries of the trust, and without liability on the part of third parties dealing with Grantee, as trustee, to look to the proper disposition of the proceeds arising from any such transaction.

Grantee is to have and to hold the real properties forever in fee simple. Grantor covenants that she is lawfully seized and possessed of a full interest in the real properties, that she has full and lawful authority to sell, transfer and convey the same, that title to the real properties is clear, free and unencumbered, except as herein stated, and that she will forever warrant and defend the same against all lawful claims.

Nov. 24, 2006.

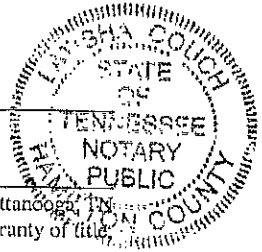
Anne Cannon Crais
(Anne Cannon Crais)

STATE OF Tennessee
COUNTY OF Hamilton

Before me, a notary public duly appointed, commissioned and qualified in and for this State and County, personally appeared Anne Cannon Crais, with whom I am personally acquainted, or who upon satisfactory evidence showed herself to be such person, and who, upon oath, acknowledged execution of the foregoing instrument for the purposes contained therein as her free act and deed.

In witness whereof, I have signed my name and affixed my seal at my office in this County on November 24, 2006. My commission expires ~~My Commission Expires June 21, 2009~~

Ratisha Couch
Notary Public



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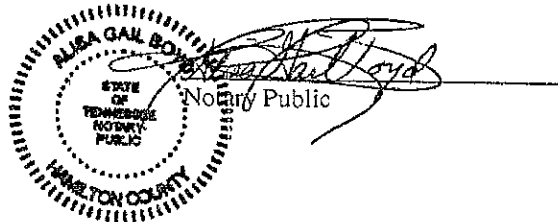
OATH OF ACTUAL CONSIDERATION OR VALUE

STATE OF Tennessee
COUNTY OF Hamilton

The undersigned, offering this instrument for recording pursuant to *Tennessee Code Annotated* §67-4-409(a)(3)(D), hereby swears that this transfer of real property implements a testamentary devise. Therefore, no recordation tax is due.

SunTrust Bank, Suc. Tr.
By: Jerrell White, VP
AGENT/GRANTEE

Sworn to and subscribed before me on November 29, 2006. My commission expires January 7, 2009.



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Tract 4

Hamilton County, Tennessee

Unofficial Property Card

Location HWY 58	Property Account Number 47266	Parcel ID 120N D 016
Property Type 08	Land Use 914	District CITY

Current Property Mailing Address

Owner CRAIS ANNE CANNON C/O SUNTRUST BANK MC6500 Address P O BOX 305110	City NASHVILLE State TN Zip 37230-5110
---	--

Current Property Sales Information

Sale Date 1/24/2007 Sale Price \$0	Legal Reference 8240-0867 Grantor(Seller) CANNON AL REALTORS INC
---------------------------------------	---

Current Property Assessment

Building Value	\$0
Xtra Features Value	\$0
Land Value	\$81,200
Total Value	\$81,200
Assessed Value	\$32,480

Narrative Description

This property is classified as N/A with a(n) N/A style structure on this card, built about with 0 square feet.

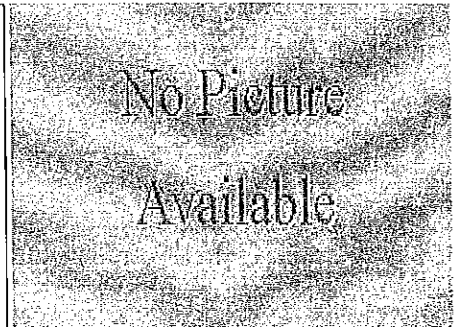
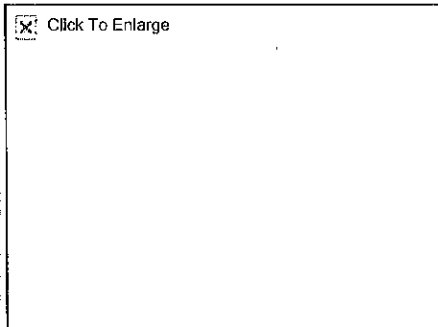
Land Description

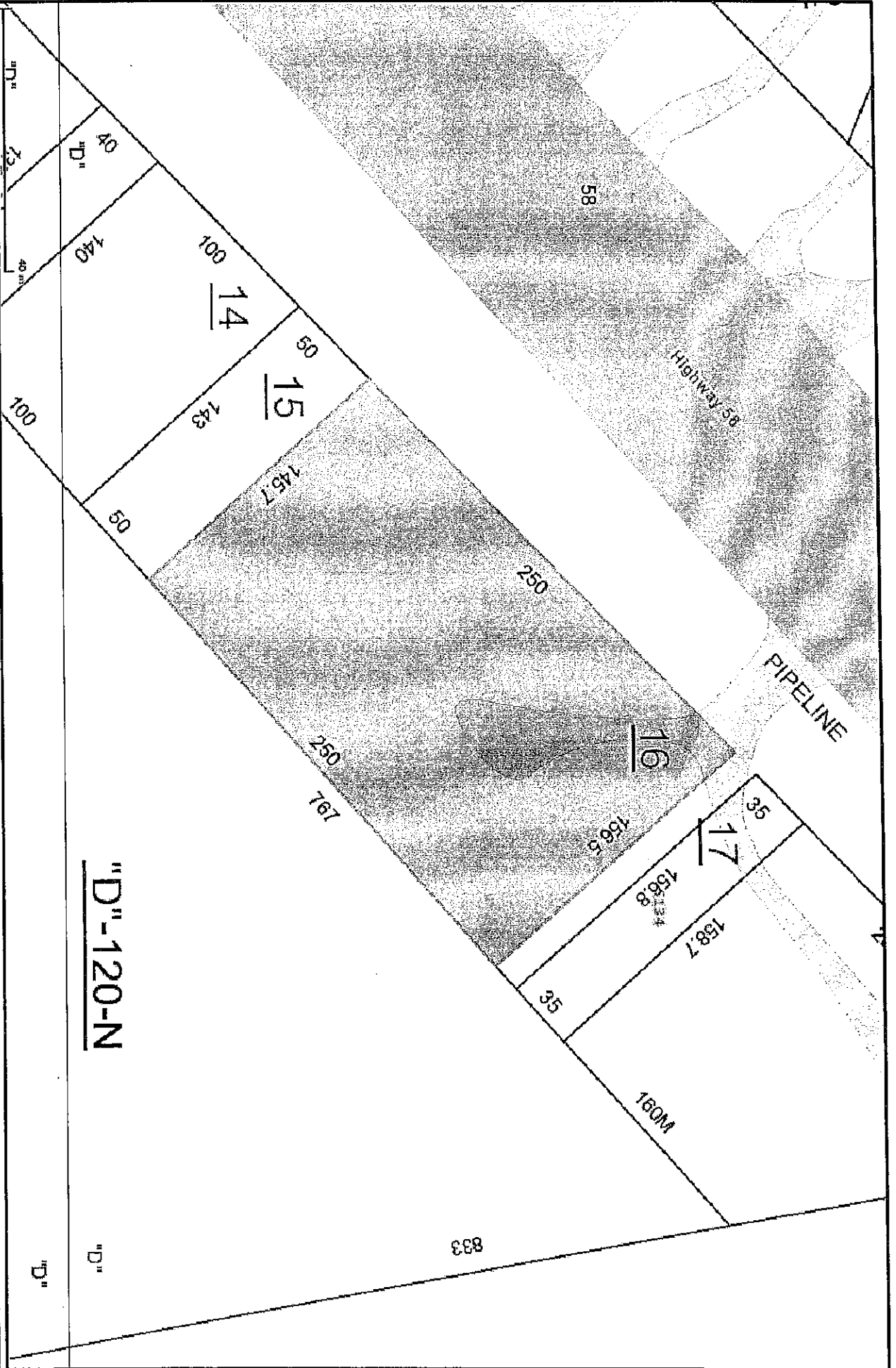
The total land area of this property is (250 X 156.5 IRR).

Legal Description

SE 1/4 SEC 20 TWP 5 R-3

Property Images





The Map Title

The Subtitle

"D"-120-N

Printed: Oct 15, 2015

HOGGIS



Hamilton County Trustee
Property Tax Inquiry

Bill Hullander - Hamilton County Trustee
 210 Courthouse @ 625 Georgia Ave.
 Chattanooga, TN 37402
 Phone: (423) 209-7270 Fax: (423) 209-7271
 Office Hours: Mon - Fri 8:00am-4:00pm except these holidays

Hamilton County Tennessee
A great place to work and live.

- [Trustee Home](#)
- [Satellite Location Directions](#)
- [General Property Tax FAQs](#)
- [Current Property Tax Rates](#)
[Email the Trustee](#)
- [2014 Tax Roll File](#)
- [Delinquent File Download](#)

Trustee - Tax Bill

[Return to Property Details](#)

[Printing Tips](#)

State Grid	120N D 016	Flags	None
District	Chattanooga (1)		
Property Address	HWY 58		

Bill Type	Real Property	Bill Year	2015
Status	Active	Bill #	14314
Mailing Address	CRAIS ANNE CANNON C/O SUNTRUST BANK MC6500 P O BOX 305110 NASHVILLE TN, 37230	Assessment	\$32,480.00
Legal Desc	1. SE 1/4 SEC 20 TWP 5 R-3 2. 3. 4.		

Other Links

- [County Officials & Departments](#)
- [Hamilton County Assessor](#)
- [Hamilton County Register Of Deeds](#)

Billing Information

Date	Transaction Type	Fee Type	Amount
9/23/2015	Tax Billing	County Tax	\$898.14

Total Due \$898.14

IF PAID BY 2/29/2016 U S POSTMARK ACCEPTED

Make Payment

MAKE CHECKS PAYABLE AND MAIL TO:

HAMILTON COUNTY TRUSTEE
 625 Georgia Ave., Room 210
 Chattanooga, TN 37402-1494

Send any suggestions about this site to [County Webmaster](#)
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Chattanooga Tax Bill

State Grid 120N D 016 **Flags**

Property Address HWY 58

Bill # 0016002

Bill Type Real Property **Bill Year** 2015

Status Active

Owner Name CRAIS ANNE CANNON

Mailing Address P O BOX 305110 **Assessment** \$32,480.00
NASHVILLE TN 37230

Billing Information

Year	Transaction Type	Fee Type	Amount
2015	Tax Billing	City Tax	\$749.96

Total Due \$749.96

Amount due changes monthly; must be paid by 2/28/2016 US Postmark accepted; Or Pay Online.

RECORDER'S MEMO
Legibility of writing, typing or printing in this
document unsatisfactory when received.

This Instrument Prepared By:
CITY OF CHATTANOOGA
Engineering Division
204 City Hall
Chattanooga, TN 37402

EASEMENT

BOOK 2602 PAGE 852

FOR AND IN CONSIDERATION of the sum of Two Thousand Five Hundred Fifty Dollars (\$2,550.00) and other good and valuable considerations Alvin F. Cannon individually and as trustee (do) (does) hereby transfer and convey unto the CITY OF CHATTANOOGA, TENNESSEE, a municipal corporation, a permanent easement through, over and under the hereinafter described portion of our property located in the First Civil District of Hamilton County, Tennessee, to-wit:

SITUATED IN the Murray Hills Area of Chattanooga, Tennessee.

and being the SE 1/4 Sec. 20 T5 R3

as shown by deed of record in Book 2231, Page 496, in the Register's Office of Hamilton County, Tennessee. Said easement

being more particularly described as follows, to-wit:

Sewer Line D
517-518, 518-519, 519-520,
520-521, 521-523

Tract No. 148 (Revised)

Being an easement for the construction, installation and maintenance of the above mentioned sanitary sewer Line D, beginning at a point in the northwestern line of the property now or formerly owned by Alvin F. Cannon, said beginning point being a distance of 77 feet southwesterly along said line from an iron pin marking the northern corner of the above mentioned property, said point being Station 6+68 more or less Line D, thence in a southeasterly direction a distance of 27 feet more or less to a point in the above mentioned property, said point being Station 6+94.87 Line D, Manhole No. 518, thence on an angle to the right of 28°34' a distance of 186.65 feet to a point in the above mentioned property, said point being Station 8+81.52 Line D, Manhole No. 519, thence on an angle to the left of 20°17' a distance of 118.63 feet to a point in the above mentioned property, said point being Station 10+00.15 Line D, Manhole No. 520, thence on an angle to the right of 13°57' a distance of 248.13 feet to a point in the above mentioned property, said point being Station 12+48.28 Line D, Manhole No. 521, thence on an angle to the right of 21°49' a distance of 96 feet more or less to a point in the southwestern line of the above mentioned property; said point being a distance of 11.65 feet northwesterly along said line from an iron pin marking the northern corner of Lot 8 Mimosa Park Subdivision, said point being Station 13+44 more or less Line D, AS SHOWN on Hensley-Schmidt, Inc.'s Drawing Nos. 5098-SE-029A and 5098-SE-030A dated May 1, 1975 and revised October 26, 1976, copies of which are attached hereto and made a part hereof.

The easement described herein consists of a strip of land that does not exceed twenty (20) feet in width with a maximum of ten (10) feet on each side of the center line of the sewer line location described above.

2602/852

Easement

Said City agrees to restore the surface of the land, fences and walks, if any, to as near the same condition as feasible as they were before the construction.

Said easement is conveyed for sewer purposes and for the purpose of permitting the City to construct and maintain a sanitary sewer and appurtenances and the hereinbefore recited consideration includes any other incidental damages of any kind or nature that may now or hereafter result to the remainder of said property as a result of the City constructing and maintaining a sanitary sewer and appurtenances on said easement.

It is understood that this sewer line will cross a vacant part of said property and that no buildings will be affected.

TO HAVE AND TO HOLD the above described easements for sewer purposes unto the City of Chattanooga, Tennessee, its successors and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands this 11th day of

May, 1979.

Alvin F. Cannon
Individually and as Trustee

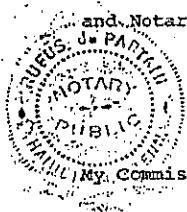
STATE OF TENNESSEE:

COUNTY OF HAMILTON:

On this 11TH day of MAY, 1979,
before me personally appeared ALVIN F. CANNON, INDIVIDUALLY
AND AS TRUSTEE to me known to be the person(s)
described in and who executed the foregoing instrument, and
acknowledged that ~~they~~^{he} executed the same as ~~their~~^{his} free act and
deed.

IN WITNESS WHEREOF I have hereunto set my hand

and Notarial Seal.



Rufus J. Parkin
NOTARY PUBLIC

My Commission Expires: Oct 6, 1980

NO TRANSFER TAX DUE
DOROTHY P. BRAMMER
County Register

H 0 3 1 7

IDENTIFICATION
REFERENCE

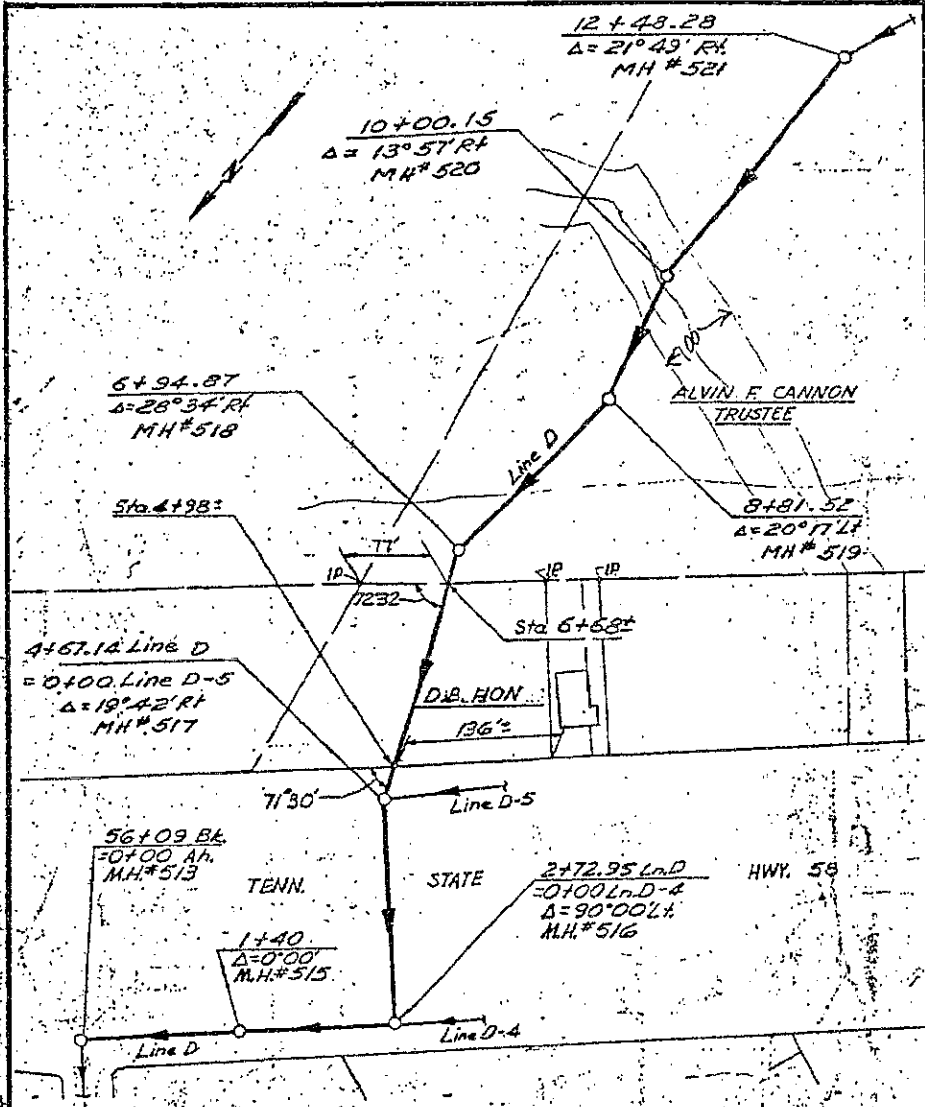
JUN 25 3 13 PM '79
DOROTHY P. BRAMMER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

MISC

C* 10.00 * 10.00

RECORDER'S MEMO
 Legibility of writing, typing or printing in this
 document unsatisfactory when received.

BOOK 2602 PAGE 855



Top Sheet No. 278-A

Plat of
 The Properties of
 Alvin F. Cannon, Trustee and
 D.B. Hon.
 Showing Proposed Sanitary Sewers

CITY OF CHATTANOOGA, TENNESSEE
 Department of Public Works

Paul F. Clark, Commissioner
 Ellis L. Spencer, City Engineer

Hensley-Schmidt, Inc.
 Consulting Engineers
 Chattanooga, Tennessee

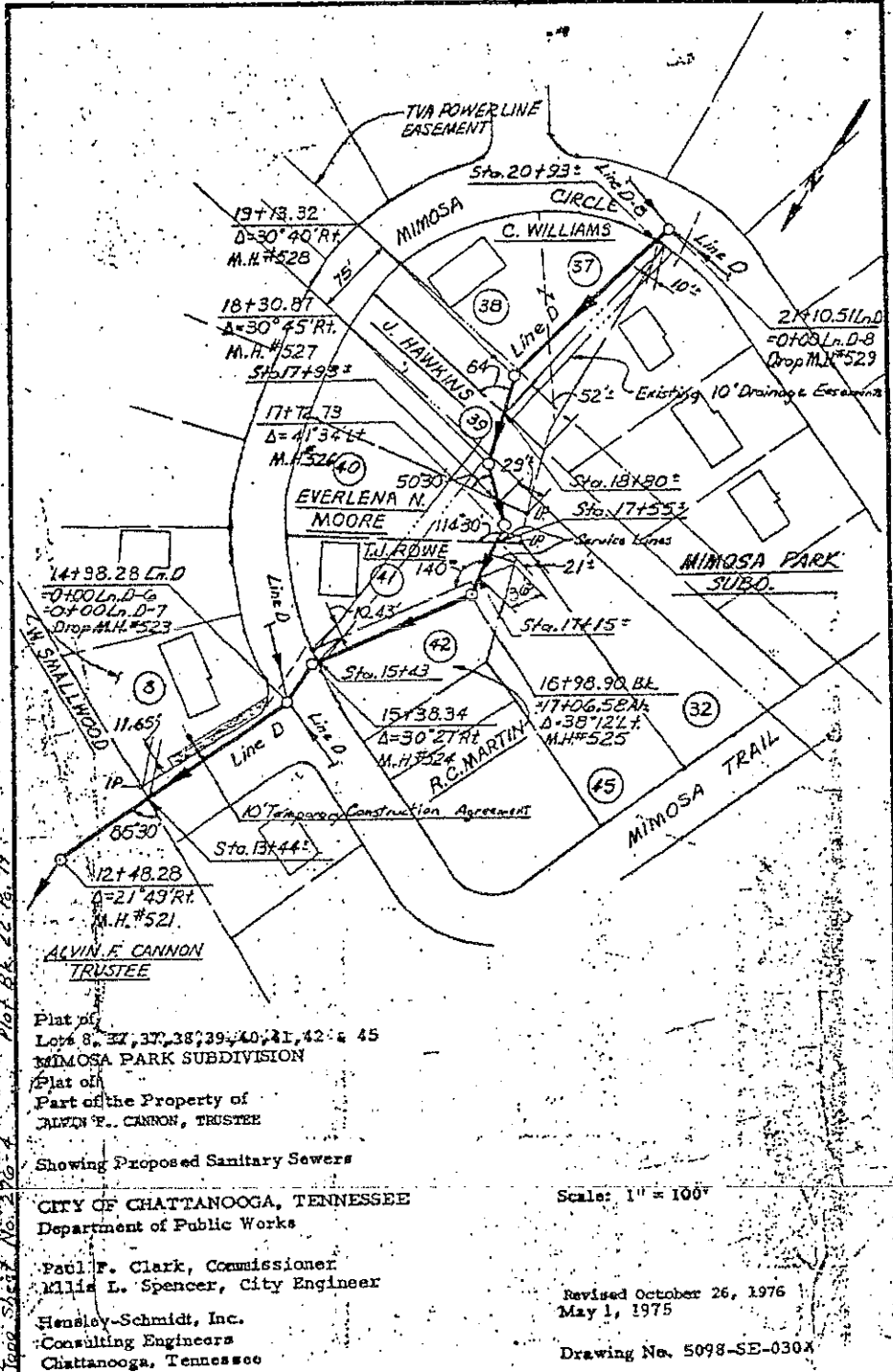
Scale: 1" = 100'

Revised October 26, 1976
 May 1, 1975
 Drawing No. 5098-SE-029

Survey BL 2782 Pg. 11, 12 Line D

RECORDER'S MEMO
 Legibility of writing, typing or printing in this
 document unsatisfactory when received.

BOOK 2602 PAGE 856



Plat No. 276
 Part of Blk. 22, A. 79
 Page Sheet No. 276

Plat of
 Lots 37, 37, 38, 39, 40, 41, 42 & 45
 MIMOSA PARK SUBDIVISION
 Part of the Property of
 ALVIN F. CANNON, TRUSTEE

Showing Proposed Sanitary Sewers
 CITY OF CHATTANOOGA, TENNESSEE
 Department of Public Works
 Paul F. Clark, Commissioner
 Ellis L. Spencer, City Engineer
 Hensley-Schmidt, Inc.
 Consulting Engineers
 Chattanooga, Tennessee

Scale: 1" = 100'
 Revised October 26, 1976
 May 1, 1975
 Drawing No. 5098-SE-030A

Survey Blk. 2782 Ag. 12, 13 Line D

Address New Owner(s) As follows: / Send Tax Bills To:			/ Map Parcel Number		
AL CANNON, REALTORS, INC.			120-K-12 / 100-N-16		
(Name)			(Name)		
3345 ZION ROAD			S+M2		
(Street Address or Route No.)			(Street Address)		
CHATTANOOGA TENN 37412			120-K-12-12		
(City) (State) (Zip)			(City) (State) (Zip)		

IN CONSIDERATION of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, including the sum of Ten Thousand and No/100 Dollars (\$10,000.00), evidenced by one purchase money note, of even date, executed by the Grantee herein, payable to the order of Francis I. Breazeale, as Conservator of the Estate of Beth Haymore, per Hamilton County, Tennessee, Chancery Court Cause No. 44080, bearing interest from date at eight per cent (8%) per annum, principal and interest maturing in equal monthly installments after date, commencing November 15, 1973, of Two Hundred Two and 77/100 Dollars (\$202.77) each, to be applied as paid, first to the accrued interest on the unpaid balance of principal, and second to reduction of the principal sum until fully matured and paid, with privilege retained of paying additional sums on the principal balance on any installment maturity date in amounts equal to that portion of one or more next ensuing monthly installments that would be applied to principal, if paid when due, and of prepaying the entire unpaid principal balance, together with all interest that shall have accrued thereon, at any time, to secure payment of which note a VENDOR'S LIEN is expressly retained on the hereinafter described Real Estate, and to further secure payment of said note, and to more easily enforce its collection, the said Grantee has executed simultaneously herewith a DEED OF TRUST to Milligan-Reynolds Guaranty Title Agency, Inc., Trustee, it being provided that an entry of release and satisfaction of said note either releasing the Vendor's Lien herein retained or the lien created by said Deed of Trust in the Register's Office of Hamilton County, Tennessee, will operate as a release and discharge of both the Vendor's Lien herein retained, and of the lien created by said Deed of Trust, whether it is of record or not;

I, FRANCIS I. BREAZEALE, as Conservator of the Estate of Beth Haymore, per Hamilton County, Tennessee, Chancery Court Cause No. 44080, exercising the power and authority vested in me, do hereby sell, transfer and convey unto AL CANNON, REALTORS, INC., a Tennessee Corporation, the following described Real Estate:-

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
TRACT ONE (1): Being located in the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line of the Ocoee District, and being more particularly described as follows: BEGINNING at a point in the Southeastern line of Highway 58, which point is located twenty-two (22) feet Northeastwardly of the North-western corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1278, page 32, in the Register's Office of Hamilton County, Tennessee; thence North forty-eight (48) degrees twenty (20) minutes East one hundred fifty (150) feet to a point; thence at right angles Southeastwardly one hundred thirty-seven and 5/10 (137.5) feet to a point; thence Southwestwardly along the center of a power line right of way one hundred twenty (120) feet, more or less, to a point in the Northern line of The Title Guaranty and Trust Company's Trustee, property mentioned above; thence Westwardly along said line to a point which is located one hundred fifty (150) feet Southwestwardly of the second line herein described; thence Northwestwardly and parallel to the second line herein described to the point of beginning. Said tract contains three (3) lots, each having a fifty (50) foot frontage on the Southeastern line of State Highway 58.
TRACT TWO (2): Being located in the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line in the Ocoee District, and being more particularly described as follows: BEGINNING at a

DRAFTED BY
 HALE & ELLIS, Attorneys At Law
 711 CHERRY STREET
 CHATTANOOGA, TENN. 37401

point in the Southeastern line of Highway 58, which point is located three hundred sixty-two (362) feet Northeastwardly of the Northwestern corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1276, page 32, in said Register's Office; thence North forty-eight (48) degrees twenty (20) minutes East along the Southeastern line of Highway 58, two hundred fifty (250) feet to a point; thence at right angles Southeastwardly one hundred fifty-six and 5/10 (156.5) feet to a point in the center line of a power line right of way; thence Southwestwardly along said line two hundred fifty (250) feet to a point; thence Northwestwardly in a direct line one hundred forty-five and 7/10 (145.7) feet to the point of beginning. Said tract contains five (5) lots, each having a fifty (50) foot frontage on the Southeastern line of State Highway 58.

REFERENCE is made for prior title to Book 1313, page 1, of the Register's Office of Hamilton County, Tennessee.

SUBJECT TO right of way for USA (TVA) Transmission Line Easement, the center line of which is the rear line of the described property.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

Taxes for the year 1973 are assumed by the Grantee herein.

TO HAVE AND TO HOLD the said described Real Estate unto the said AL CANNON, REALTORS, INC., its successors and assigns, forever in fee simple.

I, FRANCIS I. BREAZEALE, as such Conservator only and not individually, warrant the title to the above described property (except with respect to the current year's taxes, any zoning ordinances and any other exceptions set out in the foregoing Deed) in as full and ample a manner as I, as such Conservator, have power and authority to do, but not any further or otherwise; and I, as such Conservator only and not individually, hereby transmit to the Grantee of this Deed all rights and benefits under any and all covenants and warranties set out in any prior Deeds conveying said property which I would be entitled to enforce if I were still the owner of said property and had not executed this Deed.

IN WITNESS WHEREOF I, FRANCIS I. BREAZEALE, have hereunto set my hand, as Conservator of the Estate of Beth Haymore per Hamilton County, Tennessee, Chancery Court Cause No. 44080, all on this the 15th day of October, 1973.

Francis I. Breazeale
FRANCIS I. BREAZEALE, as Conservator of the Estate of Beth Haymore, per Hamilton County, Tennessee, Chancery Court Cause No. 44080

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

On this 15th day of October, 1973, before me personally appeared FRANCIS I. BREAZEALE, to me known to be the person described in and who who executed the foregoing instrument and acknowledged that he executed the same as Conservator of the Estate of Beth Haymore, per Chancery Court of Hamilton County, Tennessee, Cause No. 44080, as his free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

Arnette Hales
NOTARY PUBLIC



My commission expires: DEC. 19, 1976

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 18,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Al Cannon, Realtor, Inc.
Alvin F. Cannon, Pres.
AFFIANT - Grantee

Subscribed and sworn to before me, on
this 15th day of October, 1973.
Al Ernest Hale
NOTARY PUBLIC
My commission expires:
DEC. 19, 1976

B 3 9 | 1 7

IDENTIFICATION
REFERENCE

OCT 19 11 45 AM '73

DOROTHY P. BRAHMER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

OCT 1973	CONV	18,000.00		
OCT 1973	WDEED		B*	6.00
OCT 1973	TAX		B*	46.80
OCT 1973	PRFEE		B*	.50
				* 53.30

AFTER RECORDING MAIL TO:

Wooden, Fulton & Scarborough, P.C.
737 Market Street, Suite 620
Chattanooga, TN 37402

Instrument: 2006120100280
Book and Page: G1 8188 528
Deed Recording Fee \$65.00
Data Processing Fee \$2.00
Probate Fee \$1.00 XMPF
Total Fees: \$67.00
User: T.FREUDENBERG
Date: 01-DEC-2006
Time: 03:29:22 P
Contact: Dan Hurst, Register
Hamilton County Tennessee

SEND TAX NOTICES TO:

SunTrust Bank, Trustee
POB 1638
Chattanooga, TN 37401

MAP/PARCEL NUMBERS:

Parcel 1: 119M-C-011
Parcel 2: 120D-C-028
Parcel 3: 120E-A-002
Parcel 4: 120E-A-004
Parcel 5: 120E-A-007
Parcel 6: 120E-A-009
Parcel 7: 120E-A-010
Parcel 8: 120N-D-015
Parcel 9: 120O-H-029
120O-H-030
120O-H-030.01
Parcel 10: 121A-E-032.01
Parcel 11: 121B-A-008
121B-A-008.02
Parcel 12: 121B-A-010
Parcel 13: 147N-F-009
Parcel 14: 156N-C-013
Parcel 15: 157I-M-043
Parcel 16: 157I-N-001

WARRANTY DEED

For acknowledged adequate consideration, I, Anne Cannon Crais, the duly qualified personal representative of the Estate of Frances C. Cannon by appointment in the Chancery Court of Hamilton

This instrument was prepared by Wooden, Fulton & Scarborough, P.C., 737 Market Street, Suite 620, Chattanooga, TN 37402. This notice is pursuant to *Tennessee Code Annotated* §66-24-115 and does not constitute a warranty of title, covenants, descriptions or any other information contained herein.

County, Tennessee, under Docket Number 05-P-426, herein referred to as "Grantor," do hereby transfer and convey unto SunTrust Bank, successor trustee of the Residual Marital Trust under the Last Will and Testament of Frances C. Cannon dated August 4, 2004, herein referred to as "Grantee," an interest equal to seventy and twenty-six hundredths percent (70.26%) in the following parcels of real property:

Parcel 1 (3516 Rhoda Lane):

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

Lot Eleven (11), Block A, Murray Hills Subdivision, as shown by plat of record in Plat Book 17, Page 69, in the Register's Office of Hamilton County, Tennessee.

Subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above-described property.

Subject to any state of acts which an accurate survey of said property would show.

For prior title, see that Warranty Deed recorded in Book 3437, Page 21, in the Register's Office of Hamilton County, Tennessee.

Parcel 2 (8803 N. Hickory Valley Road):

IN THE SECOND CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE:

Being a part of Section Sixteen (16), Township Five (5), Range Three (3), West of the Basis line in the Ocoee District, and being a part of Lot Two (2) of the William Hughes Estate, as shown by instrument recorded in Book L, Volume 2, Page 602, in the Register's Office of Hamilton County, Tennessee, and being more particularly described as follows: Beginning at a point in the Section line dividing Sections Sixteen (16) and Seventeen (17), where the same is intersected with the Southern line of Lot Two (2) of William Hughes property, as heretofore mentioned; thence South sixty-seven (67) degrees, forty (40) minutes East, three hundred forty-four and 6/10 (344.6) feet to a point; thence North nineteen (19) degrees East, ninety and 6/10 (90.6) feet to a point; thence South seventy-five (75) degrees, fifteen (15) minutes East, seventy-six and 4/10 (76.4) feet to a point; thence South fifty (50) degrees, forty (40) minutes East, eighty-four and 5/10 (84.5) feet to a point; thence South eighteen (18) degrees, fifty (50) minutes West, eighty-three and 6/10 (83.6) feet to a point in the Southern line of Lot Two (2), Hughes Estates; thence South sixty-seven (67) degrees, forty (40) minutes East, along the North line of a lane, two hundred six and 7/10 (206.7) feet to a point in the Western line of Hickory Valley Road; thence North thirty-three (33) degrees, ten (10) minutes East, three hundred twenty-seven (327) feet to the Southeast corner of the property conveyed to East Tennessee Natural Gas Company by deed recorded in Book 1500, Page 23, said Register's Office; thence

North sixty-three (63) degrees, forty-five (45) minutes West, along said tract, one hundred sixty-eight (168) feet to the Southwest corner thereof; thence North thirty-two (32) degrees, forty-five (45) minutes East, along said tract, thirty-eight (38) feet to the Northwest corner thereof, said point being in the North line of the Lonnie Hershel Lynn property as established by line agreement recorded in Book 1438, Page 521, said Register's Office; thence North sixty-seven (67) degrees, thirty (30) minutes West, along said line, eighty-five and 8/10 (85.8) feet to a point; thence South thirty-three (33) degrees, ten (10) minutes West, one hundred twenty-two and 5/10 (122.5) feet to a point; thence in a Southwestern direction five hundred twenty-five and 5/10 (525.5) feet to a point marked by a stone, said point being located one hundred twenty-eight (128) feet Northwardly of the Southwestern corner of the herein described property, said stone also being located on the Section line between Sections Sixteen (16) and Seventeen (17); thence South twenty-three (23) degrees, fifteen (15) minutes West, along said Section line, one hundred twenty-eight (128) feet to the point of beginning.

Subject to T.V.A. Transmission Line Easement as shown on said recorded plat.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that deed recorded in Book 3333, Page 539, in the Register's Office of Hamilton County, Tennessee.

Parcel 3 (8619 N. Hickory Valley Road):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Being a part of the Rex A. Richey Farm in the Southwest Quarter of Section Sixteen (16), Township Five (5), Range Three (3), and being described as follows: Beginning on the Western line of Hickory Valley Road at the Northeastern corner of Lot One (1), Subdivision of part of the Rex Richey Tract, as shown by plat of record in Plat Book 14, Page 82, in the Register's Office of Hamilton County, Tennessee; thence North sixty-five (65) degrees West along the Northern line of said Lot One (1) five hundred thirty-one and 45/100 (531.45) feet to the Western line of said Southwest Quarter; thence North twenty-six (26) degrees, fifty-nine (59) minutes East, along said line, two hundred (200) feet; thence South sixty-four (64) degrees, fifty-six (56) minutes East, five hundred forty-three and 83/100 (543.83) feet, more or less, to the Western line of the said Hickory Valley Road; thence Southwardly along said road two hundred (200) feet to the point of beginning.

Subject to TVA Transmission Line Easement as set out in instrument recorded in Book P, Volume 29, Page 392, and in Certified Decree recorded in Book B, Volume 29, Page 332, in the Register's Office of Hamilton County, Tennessee.

This instrument was prepared by Wooden, Fulton & Scarborough, P.C., 737 Market Street, Suite 620, Chattanooga, TN 37402. This notice is pursuant to *Tennessee Code Annotated* §66-24-115 and does not constitute a warranty of title, covenants, descriptions or any other information contained herein.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that deed recorded in Book 3437, Page 19, in the Register's Office of Hamilton County, Tennessee.

Parcel 4 (8607 N. Hickory Valley Road):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Being Lot No. Two (2), and a part of Lot No. Three (3), Subdivision of a part of the Rex Richey Tract in Section Sixteen (16), Township Five (5), Range Three (3), West of the Basis Line, Ocoee District, as shown by plat of record in Plat Book 14, Page 82, in the Register's Office of Hamilton County, Tennessee, being described as follows: Beginning at a point in the Western line of Hickory Valley Road at the Northeast corner of Lot No. Two (2) of said subdivision; thence Westwardly along the dividing line of Lots No. One (1) and Two (2) five hundred forty-one and 1/10 (541.1) feet to the Northwest corner of said Lot No. Two (2); thence Southwardly three hundred fifty (350) feet to the Southwest corner of Lot No. Three (3) of said subdivision; thence Eastwardly along the dividing line of Lots No. Three (3) and Four (4) three hundred thirty-two and 8/10 (332.8) feet, more or less, to the Southwest corner of the property conveyed to Mary Trotter by deed recorded in Book 830, Page 696, in the said Register's Office; thence Northwardly along said tract seventy-five (75) feet, more or less, to the Northern line of said tract two hundred fifty (250) feet to the Western line of Old Hickory Valley Road; thence Northwardly along the Western line of said road and continuing along the Western line of said present Hickory Valley Road two hundred seventy-eight and 2/10 (278.2) feet, more or less, to the point of beginning.

Except therefrom that part of said property conveyed to the State of Tennessee for the widening of Hickory Valley Road, as set out in deed recorded in Book 2183, Page 881, in the Register's Office of Hamilton County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that Assumption Deed recorded in Book 3325, Page 543, in the Register's Office of Hamilton County, Tennessee.

Parcel 5 (5327 Highway 58):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Beginning at a point, said point being a common corner of Sections 16, 17, 20 and 21; thence from the point of beginning South 66 degrees, 09 minutes East, 493.34 feet to a point on the northern right of way line of State Highway 58; thence with the northern line of State Highway 58 South 73 degrees, 06 minutes West, 325.7 feet to a point; thence North 50 degrees, 59 minutes West, 42.8 feet to a point; thence North 64 degrees, 29 minutes East, 100 feet to a point; thence North 50 degrees, 59 minutes West, 100 feet to a point; thence South 64 degrees, 29 minutes West, 100 feet to a point; thence North 50 degrees, 59 minutes West, 115.82 feet to a point; thence North 25 degrees, 03 minutes East, 145 feet to the point of beginning. The above-described tract of land contains 1.411 acres and is shown on Niles Surveying Co., Inc. drawing VF13-Price-1, dated July 7, 1983.

Subject to easement or right of way for purposes of ingress and egress from Highway 58 to the Fred Waters and wife, Maggie Waters, property, as set out in Deed recorded in Book 1789, Page 100, said Register's Office.

Subject to Transmission Line Easement recorded in Book 850, Page 241, said Register's Office.

For prior title, see that Warranty Deed recorded in Book 3437, Page 4, in the Register's Office of Hamilton County, Tennessee.

Parcel 6 (5321 Highway 58):

IN HAMILTON COUNTY, TENNESSEE:

Tract One (1):

Being a sixty (60) foot strip out of the property conveyed to W. A. Weather and wife on October 24, 1913, and being along the Northeastern line of the property conveyed by W. A. Weather and wife to James N. Gross on June 22, 1926, said sixty (60) foot strip being described as follows: Beginning on the Northwestern line of the Turkeyfoot Pike at the Northeastern or most Eastern corner of the said James N. Gross tract; thence Northwardly or Northwestwardly along the said Gross line two hundred ninety-seven (297) feet, more or less, to the Southeastern corner of the property conveyed to Charlie Johnson on March 11, 1897 (being the Section Line); thence about North twenty-three (23) degrees East, along the Johnson line to a point sixty (60) feet Northeastwardly or Eastwardly of the first line herein if measured at right angles; thence Southwardly or Southeastwardly parallel to angles; and sixty (60) feet from said first line three hundred (300) feet, more or less, to the point of

beginning. Except that part conveyed to Hamilton County for Highway No. Fifty-eight (58), (being the Southeastern one hundred thirty (130) feet, more or less).

Tract Two (2):

Beginning at a point on the Northwestern line of Highway No. Fifty-eight (58) at the Northeastern corner of the tract conveyed to Cora Davis and husband, Sim Davis, by deed recorded in Book 1131, Page 284, in the Register's Office of Hamilton County, Tennessee; thence Westwardly along Northern line of Davis tract two hundred fifty (250) feet, more or less, to the East line of the Johnson heirs property; thence Northwardly along the Johnson heirs line to a point thirty-one (31) feet Northeastwardly of the first line herein, if measured at right angles; thence Southeastwardly parallel to and thirty-one (31) feet from said first line two hundred fifty (250) feet, more or less, to a point in the Northwestern line of Highway No. Fifty-eight (58); thence Southwestwardly along said line thirty-one (31) feet, more or less, to the point of beginning.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that Warranty Deed recorded in Book 3437, Page 17, in the Register's Office of Hamilton County, Tennessee.

Parcel 7 (Highway 58):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Being a part of the Northeast Quarter of Section Thirty (30), Township Five (5), Range Three (3), West of the Basis Line, Ocoee District, and bounded as follows: Beginning on a stake in the northeast corner of said Quarter Section; thence running south 247.5 feet to a stake; thence North 67 degrees, 08 minutes West, along the northern boundary of property conveyed to Wall by deed recorded in Book 2427, Page 425, in the Register's Office of Hamilton County, Tennessee, 397.56 feet, more or less, to a stone corner in a fence line; thence North 22 degrees, 33 minutes East, along said fence line, which is the boundary of property conveyed by deed recorded in Book 2057, Page 676, said Register's Office, 258.36 feet to a stone corner; thence South 65 degrees, 32 minutes East, 408.57 feet, more or less, to the point of beginning.

Subject to Transmission Line Easement recorded in Book 850, Page 241, said Register's Office.

For prior title, see that Warranty Deed recorded in Book 3437, Page 4, in the Register's Office of Hamilton County, Tennessee.

Parcel 8 (Highway 58):

All that tract or parcel of land lying and being in the Southeast Quarter of Section 20, Township 5, Range 3, West of the Basis Line in the Ocoee District, and being more particularly described as follows: Beginning at a point in the southeastern line of Highway 58, which point is 312 feet northeastwardly of the northwestern corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1278, Page 32, in the Register's Office, Hamilton County, Tennessee; thence northeastwardly along the southeastern line of Highway 58 50 feet to a point; thence at right angles southeastwardly 145.7 feet to a point in the center line of a 150 foot USA (TVA) transmission line right-of-way easement; thence southwestwardly along the center line of said right-of-way easement 50 feet to a point; thence northwestwardly 143 feet to the point of beginning.

Subject to right-of-way for the Volunteer Ordinance Works pipe line as set out in Book 1409, Page 391, said Register's Office.

Subject to right-of-way for 150 foot USA (TVA) Transmission Line Easement, the center line of which runs along the rear lot line.

For prior title, see that Warranty Deed recorded in Book 3214, Page 127, in the Register's Office of Hamilton County, Tennessee.

Parcel 9 (Webb Road):

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

Tract One (1) (4102 Webb Road):

Lot 1, Cannon's Addition to Harbor Place Subdivision, as shown by plat of record in Plat Book 36, Page 176, in the Register's Office of Hamilton County, Tennessee, being more particularly described as: Beginning at a point on the south right of way line of Webb (Turkeyfoot) Road, at the northwest corner of Lot 1, Harbor Place Subdivision, Second Unit, as shown by plat recorded in Plat Book 25, Page 99, said Register's Office; thence North 84 degrees, 58 minutes East, along the south line of Webb Road, 90 feet to a point; thence South 5 degrees, 1 minute East, 141.18 feet to the north line of Lot 3, Harbor Place Subdivision; thence North 86 degrees, 47 minutes West, along the north line of Lot 3, 90.93 feet to the east line of Lot 24, Harbor Place Subdivision, as shown by plat recorded in Plat Book 25, Page 48, said Register's Office; thence North 5 degrees, 2 minutes West, 128.1 feet to the south line of Webb Road, being the point of beginning, all as shown by survey drawing dated March 31, 1983, and revised April 1, 1983, by David W. Barnes, Registered Land Surveyor; above-described tract also known as Part of Lot 1, Harbor Place, Second Unit, as shown in plat recorded in Plat Book 25, Page 99, and part of the

contiguous Luetgens Property as conveyed by deed recorded in Book 2623, Page 109, said Register's Office.

Tract Two (2) (4128 and 4130 Webb Road):

Lots 2 and 3, Resubdivision of Lot 2, Cannon's Addition to Harbor Place, as shown by plat recorded in Plat Book 36, Page 202, in the Register's Office of Hamilton County, Tennessee, being more particularly described as: Beginning at the northeast corner of Tract 1 herein described; thence North 84 degrees, 58 minutes East, 183.03 feet along the south lot line of Webb Road to a point; thence South 22 degrees, 56 minutes West, 207.97 feet to a point; thence North 67 degrees, 4 minutes West, 88.2 feet to a point; thence North 86 degrees, 47 minutes West, 7.77 feet to the east line of Tract 1; thence North 5 degrees, 1 minute West, 141.18 feet to the point of beginning.

Subject to applicable conditions and easements in subdivision regulations as set out in Book 2116, Page 186, said Register's Office. (Lot 2)

Subject to Easement to East Tennessee Natural Gas as shown on plat and as recorded in Book 1023, Page 501, said Register's Office. (Both tracts)

Subject to Sixteen (16) foot drainage and utility easement as shown on plat. (Both tracts)

Subject to Ten (10) foot drainage easement straddling side and rear lot lines as set out on legend of plat. (Tract 1 only)

Subject to Minimum building setback lines as set out on legend on plat. (Tract 1 only)

Subject to Right of Way easement recorded in Book 763, Page 483, said Register's Office. (Tract 2)

Subject to Utility easement as shown on plat in Plat Book 36, Page 176, said Register's Office.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that Warranty Deed recorded in Book 3437, Page 1, in the Register's Office of Hamilton County, Tennessee.

Parcel 10 (5423 Highway 58):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Beginning at a concrete monument stamped "CR-331-3" which is 2,450 feet, more or less, north of the south line and 2,200 feet, more or less, west of the east line of Section 16, Township 5 North, Range 3 West, and at a corner of a tract of land owned by the United States of America at Volunteer Army Ammunition Plant; thence South 67 degrees, 1 minute East, along the boundary of said United States tract 312.1 feet, more or less, to a point which is on the north right of way line of Tennessee State Highway No. 58 and at a corner of said United States tract; thence South 73 degrees, 43 minutes West, along the north right of way line of said highway which is along the boundary of said United States tract 301.3 feet, more or less, to a point on a line that bears South 0 degrees, 32 minutes West, of the point of beginning; thence North 0 degrees, 32 minutes East, 206.3 feet, more or less, to the point of beginning, containing 0.68 of an acre, more or less, and being part of Tract "E-6" of the Volunteer Army Ammunition Plant.

Subject to all existing easements and rights of way for streets, roads, highways, railroads, pipelines and public utilities.

For prior title, see that Warranty Deed recorded in Book 3437, Page 15, in the Register's Office of Hamilton County, Tennessee.

Parcel 11 (5607 Highway 58 and 5606 Clark Road):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Lots One (1) and Three (3), Resubdivision of Lot One (1), Jewell Subdivision, as shown by plat recorded in Plat Book 36, Page 253, in the Register's Office of Hamilton County, Tennessee.

Subject to Twenty (20) foot Utility Easement as shown or specified by recorded plat.

Subject to Mineral and or Mining rights as set out in instrument recorded in Book Z, Volume 1, Page 103, in said Register's Office

Subject to Assignment of Lease as set out in instrument recorded in Book 2966, Page 308, in said Register's Office.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that Warranty Deed recorded in Book 3437, Page 13, in the Register's Office of Hamilton County, Tennessee.

Parcel 12 (5614 Clark Road):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Lots 1, Fletcher Bacon Subdivision, as shown by plat recorded in Plat Book 18, Page 47, in the Register's Office of Hamilton County, Tennessee.

Excepting therefrom that part of said lot conveyed to the State of Tennessee by Deed recorded in Book 2008, Page 925, in said Register's Office.

Subject to Restrictions as set out in Book 1214, Page 67, in said Register's Office.

For prior title, see that Warranty Deed recorded in Book 3436, Page 994, in the Register's Office of Hamilton County, Tennessee.

Parcel 13 (1105 Anita Drive):

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

Lot Three (3), Woodmore Manor, as shown by plat recorded in Plat Book 22, Page 57, in the Register's Office of Hamilton County, Tennessee. According to said plat, said lot fronts 91.5 feet on the west line of Anita Drive and extends back westwardly between parallel lines 125 feet to the west line of said lot.

Subject to Utility line easement over the rear of said lot as shown by dotted lines on said plat.

Subject to covered ditch as shown on survey of G. B. Pierce dated February 24, 1960.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Subject to Restrictions recorded in Book 1495, Page 485, in the Register's Office of Hamilton County, Tennessee.

Subject to Building set-back line shown on said plat.

For prior title, see that Warranty Deed recorded in Book 3436, Page 988, in the Register's Office of Hamilton County, Tennessee.

Parcel 14 (2708 E. 29th Street):

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

Lot 20, Mission Forest Subdivision, as shown by plat recorded in Plat Book 22, Page 36, in the Register's Office of Hamilton County, Tennessee.

For prior title, see that Quitclaim Deed recorded in Book 3212, Page 860, in the Register's Office of Hamilton County, Tennessee.

Parcel 15 (3797 Northview Avenue):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Being a part of Lots Four (4) and Six (6), D. C. Wiley's Belvoir Hills Subdivision, as shown by plat recorded in Plat Book 797, Page 113, in the Register's Office of Hamilton County, Tennessee. According to said plat, said part of lots are described as: Beginning at the southeast corner of Lot 6 in the west line of Northview Avenue; thence north along the west line of Northview Avenue 165 feet to the south line of Lot 5; thence west along the south line of Lot 5 a distance of 48.52 feet to the east line of Lot 4; thence along the line dividing Lots 4 and 5 North 10 degrees, 29 minutes West, 8 feet; thence across Lot 4 South 84 degrees, 28 minutes West, 107.85 feet; thence south 59.04 feet to the northeast line of Lot 7; thence southeast along the line dividing Lots 7 and 6 a distance of 135 feet to the beginning.

Subject to 10-foot Utility line easement as shown on plat.

Subject to Sanitary Sewer Easement recorded in Book 1337, Page 474, in said Register's Office.

Subject to Restrictions recorded in Book 797, Page 113, as modified in Book 918, Page 237, and further modified in Book 1073, Page 134, in said Register's Office.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

For prior title, see that Warranty Deed recorded in Book 3437, Page 7, in the Register's Office of Hamilton County, Tennessee.

Parcel 16 (3800 Northview Avenue):

IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE:

Lot 29, Belvoir Hills No. 2, as shown by plat recorded in Plat book 12, Page 26, in the Register's Office of Hamilton County, Tennessee.

For prior title, see that Quitclaim Deed recorded in Book 3212, Page 860, in the Register's Office of Hamilton County, Tennessee.

No new surveys were made for purposes of this deed. The property descriptions are taken from the deeds of prior title described above.

Grantee is authorized to sell, transfer, exchange, convey, rent, mortgage or otherwise encumber the real properties, and execute any document necessary to complete any such transaction, without joinder by, or disclosure of, the beneficiaries of the trust, and without liability on the part of third parties dealing with Grantee, as trustee, to look to the proper disposition of the proceeds arising from any such transaction.

Grantee is to have and to hold the real properties forever in fee simple. Grantor covenants that she is lawfully seized and possessed of a full interest in the real properties, that she has full and lawful authority to sell, transfer and convey the same, that title to the real properties is clear, free and unencumbered, except as herein stated, and that she will forever warrant and defend the same against all lawful claims.

Nov. 24, 2006.

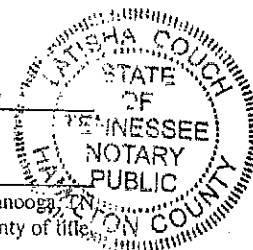
Anne Cannon Crais
(Anne Cannon Crais)

STATE OF Tennessee
COUNTY OF Hamilton

Before me, a notary public duly appointed, commissioned and qualified in and for this State and County, personally appeared Anne Cannon Crais, with whom I am personally acquainted, or who upon satisfactory evidence showed herself to be such person, and who, upon oath, acknowledged execution of the foregoing instrument for the purposes contained therein as her free act and deed.

In witness whereof, I have signed my name and affixed my seal at my office in this County on November 24, 2006. My commission expires My Commission Expires June 21, 2009

Latisha Couch
Notary Public



This instrument was prepared by Wooden, Fulton & Scarborough, P.C., 737 Market Street, Suite 620, Chattanooga, TN 37402. This notice is pursuant to Tennessee Code Annotated §66-24-115 and does not constitute a warranty of title, covenants, descriptions or any other information contained herein.

OATH OF ACTUAL CONSIDERATION OR VALUE

STATE OF Tennessee
COUNTY OF Hamilton

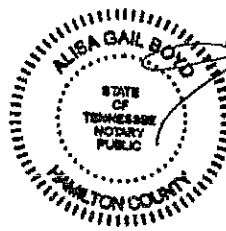
The undersigned, offering this instrument for recording pursuant to *Tennessee Code Annotated* §67-4-409(a)(3)(D), hereby swears that this transfer of real property implements a testamentary devise. Therefore, no recordation tax is due.

SunTrust Bank, Sec. Tr.

By: Loreal Wheeler

AGENT/GRANTEE

Sworn to and subscribed before me on November 29, 2006. My commission expires January 7, 2009



Alisa Gail Boyd
Notary Public

This instrument was prepared by Wooden, Fulton & Scarborough, P.C., 737 Market Street, Suite 620, Chattanooga, TN 37402. This notice is pursuant to *Tennessee Code Annotated* §66-24-115 and does not constitute a warranty of title, covenants, descriptions or any other information contained herein.

Tract 5

Hamilton County, Tennessee

Unofficial Property Card

Location 5134 HWY 58	Property Account Number 47267	Parcel ID 120N D 017
Property Type 08	Land Use 914	District CITY

Current Property Mailing Address

Owner CANNON ALVIN F C/O SUNTRUST BANK MC6500 Address P O BOX 305110	City NASHVILLE State TN Zip 37230-5110
---	---

Current Property Sales Information

Sale Date 5/5/1988 Sale Price \$0	Legal Reference 3481-0179 Grantor(Seller) CANNON ALVIN F TR
--	--

Current Property Assessment

Building Value	\$0
Xtra Features Value	\$0
Land Value	\$11,900
Total Value	\$11,900
Assessed Value	\$4,760

Narrative Description

This property is classified as N/A with a(n) N/A style structure on this card, built about with 0 square feet.

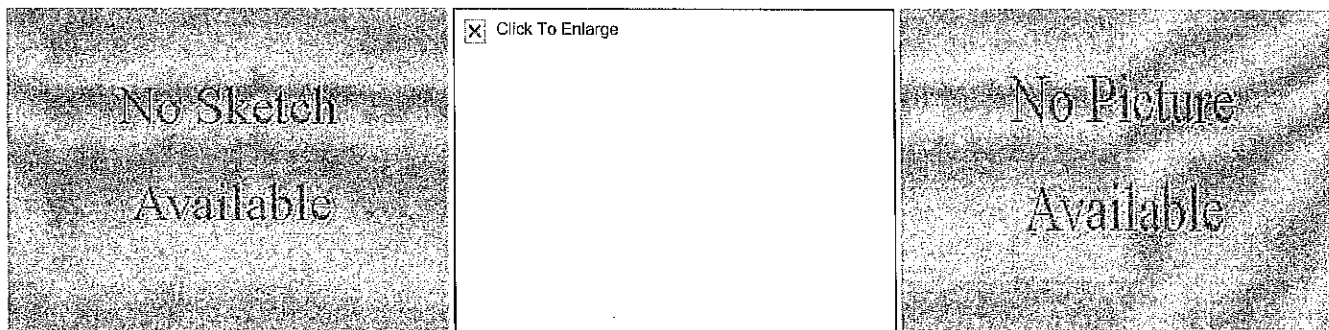
Land Description

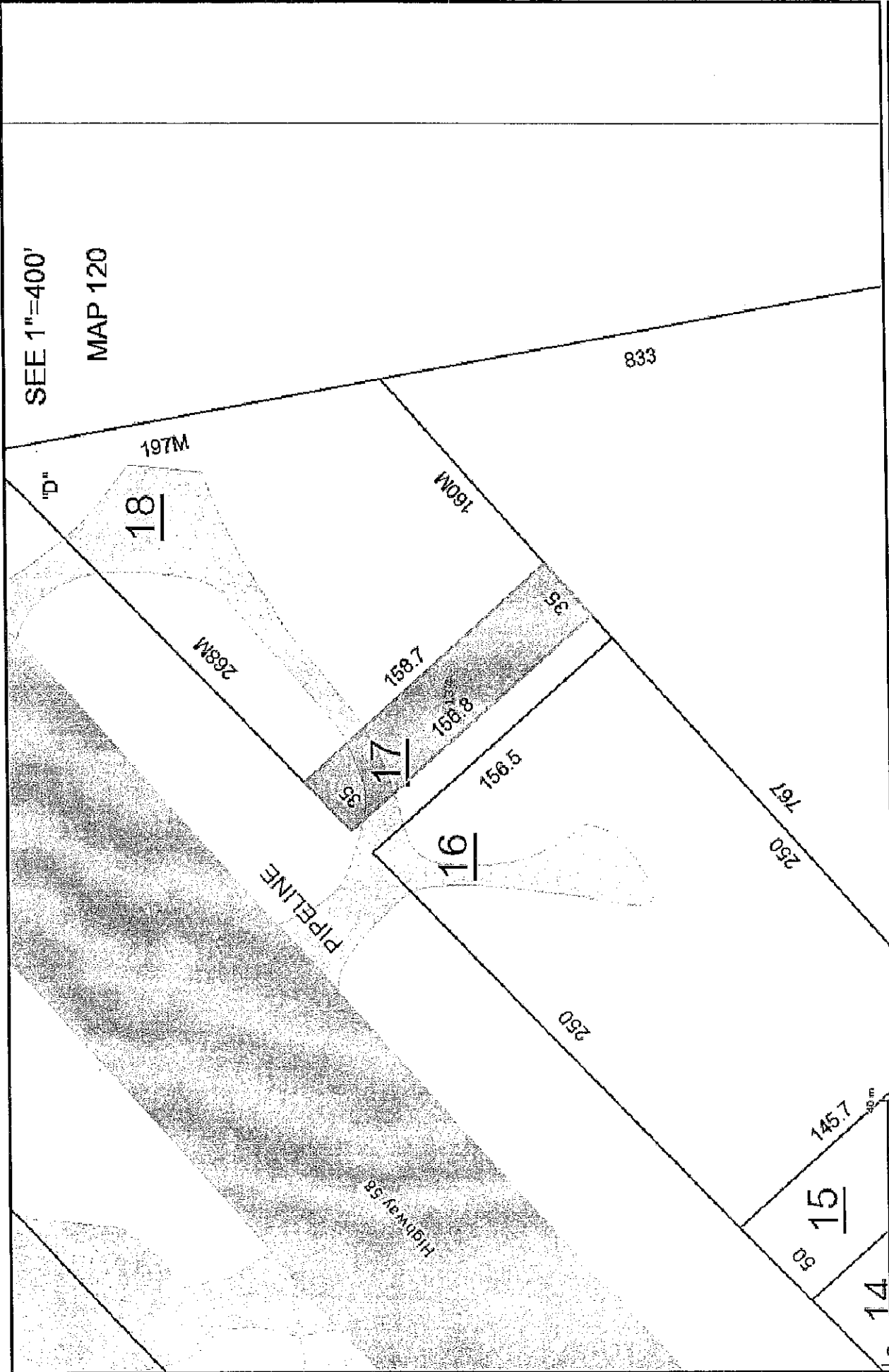
The total land area of this property is (35 X 158.7 IRR).

Legal Description

SE 1/4 SEC 20 TWP 5 R3

Property Images





Printed: Oct 15, 2015

The Map Title

The Subtitle

HCGIS





Hamilton County Trustee
Property Tax Inquiry

Bill Hullander - Hamilton County Trustee
 210 Courthouse @ 625 Georgia Ave.
 Chattanooga, TN 37402
 Phone: (423) 209-7270 Fax: (423) 209-7271
 Office Hours: Mon - Fri 8:00am-4:00pm except these holidays

Hamilton County Tennessee
A great place to work and live.

- ➔ [Trustee Home](#)
- ➔ [Satellite Location Directions](#)
- ➔ [General Property Tax FAQs](#)
- ➔ [Current Property Tax Rates](#)
[Email the Trustee](#)
- ➔ [2014 Tax Roll File](#)
- ➔ [Delinquent File Download](#)

Trustee - Tax Bill

[Return to Property Details](#)

[Printing Tips](#)

State Grid	120ND 017	Flags	None
District	Chattanooga (1)		
Property Address	5134 HWY 58		

Bill Type	Real Property	Bill Year	2015
Status	Active	Bill #	9708
Mailing Address	CANNON ALVIN F C/O SUNTRUST BANK MC6500 P O BOX 305110 NASHVILLE TN, 37230	Assessment	\$4,760.00
Legal Desc	1. SE 1/4 SEC 20 TWP 5 R3 2. 3. 4.		

Other Links

- [County Officials & Departments](#)
- [Hamilton County Assessor](#)
- [Hamilton County Register Of Deeds](#)

Billing Information

Date	Transaction Type	Fee Type	Amount
9/23/2015	Tax Billing	County Tax	\$131.62

Total Due \$131.62

IF PAID BY 2/29/2016 U S POSTMARK ACCEPTED

Make Payment

MAKE CHECKS PAYABLE AND MAIL TO:

HAMILTON COUNTY TRUSTEE
 625 Georgia Ave., Room 210
 Chattanooga, TN 37402-1494

Send any suggestions about this site to [County Webmaster](#)
 © 2015, General Government of Hamilton County

Chattanooga Tax Bill

State Grid	120N D 017	Flags	
Property Address	5134 HWY 58		
Bill #	0011396		
Bill Type	Real Property	Bill Year	2015
Status	Active		
Owner Name	CANNON ALVIN F		
Mailing Address	P O BOX 305110 NASHVILLE TN 37230	Assessment	\$4,760.00

Billing Information

Year	Transaction Type	Fee Type	Amount
2015	Tax Billing	City Tax	\$109.91

Total Due \$109.91

Amount due changes monthly; must be paid by 2/28/2016 US Postmark accepted; Or Pay Online.

Name of Owner:	Send Tax Bills To:	Map Parcel No.:
Alvin F. Cannon 6210 Clark Road Harrison, Tennessee 37341	Same	120N-D-017

TRUSTEE'S DEED

WHEREAS, title to the hereinafter described real estate has been vested in Alvin F. Cannon, Trustee, acting for the use and benefit of Alvin F. Cannon; and

WHEREAS, Alvin F. Cannon is the sole beneficiary of the trust and now desires to be vested with legal title to said real estate.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, ALVIN F. CANNON, TRUSTEE, exercising the power and authority vested in him, acting to convey the naked fee simple title, does hereby grant, sell, transfer and convey unto ALVIN F. CANNON, who is the owner of the beneficial interest in said trust, the following described real estate:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
Being located in the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line in the Ocoee District, and being more particularly described as follows: BEGINNING at a point in the Southeastern Line of Highway 58, which point is located 627 feet northeastwardly of the northwestern corner of the property conveyed to the Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1278, Page 32 in the Register's Office of Hamilton County, Tennessee; thence North 48 degrees 20 minutes east 35 feet to a point; thence southeastwardly 158.7 feet to a point in the center line of a 150 foot right of way of the U.S.A. (TVA) transmission line easement; thence southwestwardly, along the center line of said right of way, 35 feet to a point; thence northwestwardly 156.8 feet to the point of beginning,

Reference for prior title is made to Book 2273, Page 57, in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Controlled Access to Highway 58.

SUBJECT TO a Deed of Trust dated October 16, 1975, recorded in Book 2273, Page 59 in said Register's Office.

SUBJECT TO TVA transmission Line across said property.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

SUBJECT TO taxes for the year 1988.

THIS INSTRUMENT PREPARED BY:
Shumacker & Thompson
5th Fl., First Tenn. Bldg.
Chattanooga, Tennessee 37402

TO HAVE AND TO HOLD said real estate unto ALVIN F. CANNON, his heirs, successors and assigns, forever in fee simple, so that the naked fee simple title and beneficial ownership are now vested in him.

Grantor conveys title hereby as fully and completely as he became vested therewith under the aforementioned Deed, and hereby transfers, assigns and sets over unto Grantee all covenants and warranties therein contained, but makes no covenants or warranties otherwise.

I, FRANCES C. CANNON, wife of ALVIN F. CANNON, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby join in the execution of this instrument, to release, remise and quitclaim unto the Grantee herein, any right, title, interest, claim or demand that may be vested in me, in and to the above described real estate.

IN WITNESS WHEREOF, we have hereunto set our hands this 5th day of May, 1988.

Alvin F. Cannon, Trustee
Alvin F. Cannon, Trustee

Frances C. Cannon
Frances C. Cannon

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 5th day of May, 1988, before me personally appeared Alvin F. Cannon, Trustee, and wife, Frances C. Cannon, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Ronald D. Fellman
Notary Public

My commission expires:

3/11/90

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is \$ 2500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Olivia F. Cannon
Affiant—Grantee

Subscribed and sworn to
before me this 5th day
of May, 1988.

Donald D. Fillion
Notary Public

My commission expires:
3/1/90

C 5 3 1 7

IDENTIFICATION
REFERENCE

MAY 6 11:20 AM '88

SARAH P. DE FRIESE
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

05/06/88	CONV	25.00						
05/06/88	W/DD		9.00	119.00				

NO TRANSFER TAX DUE
SARAH P. DeFRIESE
County Register

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP PARCEL NO.		
Alvin F. Cannon, Trustee			<i>Lami</i>			120K-D/120N-17		
(NAME)			(NAME)					
4776 Highway 58								
STREET ADDRESS OR ROUTE NUMBER			STREET ADDRESS					
Chattanooga, Tn. 37416								
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)			

IN CONSIDERATION of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, including the sum of Sixteen Thousand Nine Hundred and No/100 Dollars (\$16,900.00), evidenced by one (1) purchase money note, of even date, executed by the Grantee herein, payable to our order, bearing interest from date at the rate of 7% per annum, principal and interest maturing in equal monthly installments after date, commencing the 16th day of November, 1975, of \$196.38 each, to be applied as paid, first to the accrued interest on the unpaid balance of principal, and second to reduction of the principal sum until fully matured and paid, with privilege retained of paying additional sums on the principal balance on any installment maturity date in amounts equal to that portion of one or more next ensuing monthly installments that would be applied to principal, if paid when due, and of prepaying the entire unpaid principal balance, together with all interest that shall have accrued thereon, at any time, to secure payment of which note a VENDOR'S LIEN is expressly retained on the hereinafter described Real Estate, and to further secure payment of said note, and to more easily enforce its collection, the said Grantees have executed simultaneously herewith a DEED OF TRUST to Milligan-Reynolds Guaranty Title Agency, Inc., Trustee, it being provided that an entry of release and satisfaction of said note either releasing the Vendor's Lien herein retained or the lien created by said Deed of Trust in the Register's Office of Hamilton County, Tennessee, will operate as a release and discharge of both the Vendor's Lien herein retained, and of the lien created by said Deed of Trust, whether it is of record or not;

We, BILLY JOE PIERCE and Wife, ROSE PIERCE, do hereby sell, transfer and convey unto ALVIN F. CANNON, TRUSTEE, with full power and authority to sell, transfer, exchange, convey and encumber by Deed of Trust or otherwise, without Joinder by or disclosure of the beneficiaries of the trust, and without liability on the part of third persons dealing with him as Trustee to look to the proper disposition of the proceeds arising from any such transaction, the following described Real Estate:-

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
 Being located in the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line in the Ocoee District, and being more particularly described as follows:
 BEGINNING at a point in the Southeastern Line of Highway 58, which point is located 627 feet northeastwardly of the northwestern corner of the property conveyed to the Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1278, page 32, in the Register's Office of Hamilton County, Tennessee; thence North 48 degrees 20 minutes east 35 feet to a point; thence southeastwardly 158.7 feet to a point in the center line of a 150 foot right of way of the U.S.A. (TVA) transmission line easement; thence southwestwardly, along the center line of said right of way, 35 feet to a point; thence northwestwardly 156.8 feet to the point of beginning.
 REFERENCE is made for prior title to Book 2182, page 272 and Book 1673, page 420, in the Register's Office of Hamilton County, Tennessee.
 SUBJECT TO Controlled Access to Highway 58.
 SUBJECT TO TVA transmission line across said property.
 SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

DRAFTED BY
 HALE & ELLIS, Attorneys At Law
 723 CHERRY STREET
 CHATTANOOGA, TENN. 37401

2273/57

TO HAVE AND TO HOLD the said described Real Estate unto the said ALVIN F. CANNON, TRUSTEE, and unto his successors in trust or assigns, with the power and authority above granted, forever in fee simple.

We covenant that we are lawfully seized and possessed of said described Real Estate; have good right and lawful authority to sell and convey the same; that the title thereto is clear, free and unencumbered, except as hereinabove set out; and, we will forever warrant and defend the same against all other lawful claims.

IN WITNESS WHEREOF we have hereunto set our hands, on this the 16th day of October, 1975.

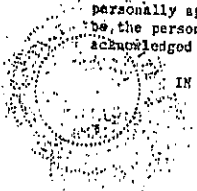
Billy Joe Pierce
BILLY JOE PIERCE

Rose Pierce
ROSE PIERCE

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

On this 16th day of October, 1975, before me personally appeared Billy Joe Pierce and Wife, Rose Pierce, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.



Martha S. White
NOTARY PUBLIC

My Commission Expires:

July 9, 1979.

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 17,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alvin F. Cannon, Trustee
AFFIANT--GRANTER

B 97786

Subscribed and sworn to before me, on this 16th day of October, 1975.

Martha S. White
NOTARY PUBLIC
My Commission Expires:
OCT 17 1979
OCT 17 1979
OCT 17 1979
OCT 17 1979

IDENTIFICATION REFERENCE

OCT 17 9 39 AM '75

DOROTHY P. BRAMMER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

17,500.00

A* 4.00
A* 45.50
A* .50 * 50.00

TRACT 6

Hamilton County, Tennessee

Unofficial Property Card

Location HWY 58	Property Account Number 47268	Parcel ID 120N D 018
Property Type 08	Land Use 914	District CITY

Current Property Mailing Address

Owner CANNON ALVIN F C/O SUNTRUST BANK MC6500 Address P O BOX 305110	City NASHVILLE State TN Zip 37230-5110
---	---

Current Property Sales Information

Sale Date 5/5/1988	Legal Reference 3481-0175
Sale Price \$0	Grantor(Seller) CANNON ALVIN F TR

Current Property Assessment

Building Value	\$0
Xtra Features Value	\$0
Land Value	\$73,200
Total Value	\$73,200
Assessed Value	\$29,280

Narrative Description

This property is classified as N/A with a(n) N/A style structure on this card, built about with 0 square feet.

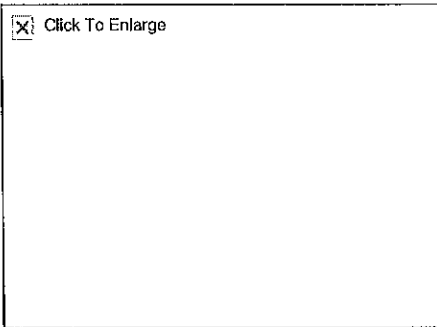
Land Description

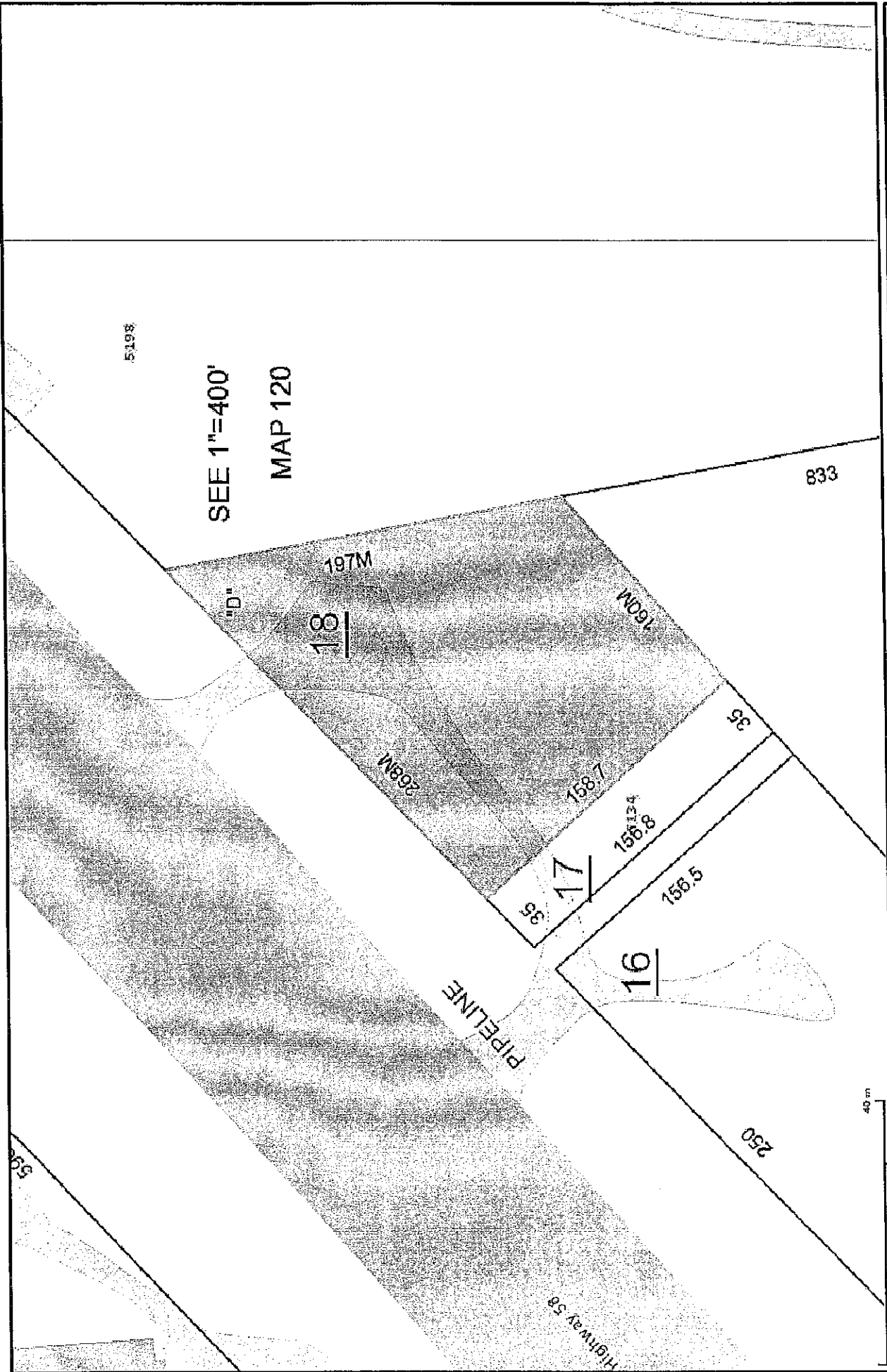
The total land area of this property is (268M X 197M IRR).

Legal Description

SE 1/4 SEC 20 TWP 5 R3

Property Images





Printed: Oct 15, 2015

The Map Title

The Subtitle

HCGGIS





Hamilton County Trustee
Property Tax Inquiry

Bill Hullander - Hamilton County Trustee
 210 Courthouse @ 625 Georgia Ave.
 Chattanooga, TN 37402
 Phone: (423) 209-7270 Fax: (423) 209-7271
 Office Hours: Mon - Fri 8:00am-4:00pm except these holidays

Hamilton County Tennessee
A great place to work and live.

- [Trustee Home](#)
- [Satellite Location Directions](#)
- [General Property Tax FAQs](#)
- [Current Property Tax Rates](#)
[Email the Trustee](#)
- [2014 Tax Roll File](#)
- [Delinquent File Download](#)

Other Links

- [County Officials & Departments](#)
- [Hamilton County Assessor](#)
- [Hamilton County Register Of Deeds](#)

Trustee - Tax Bill

[Return to Property Details](#)

[Printing Tips](#)

State Grid	120N D 018	Flags	None
District	Chattanooga (1)		
Property Address	HWY 58		

Bill Type	Real Property	Bill Year	2015
Status	Active	Bill #	9709
Mailing Address	CANNON ALVIN F C/O SUNTRUST BANK MC6500 P O BOX 305110 NASHVILLE TN, 37230	Assessment	\$29,280.00
Legal Desc	1. SE 1/4 SEC 20 TWP 5 R3 2. 3. 4.		

Billing Information

Date	Transaction Type	Fee Type	Amount
9/23/2015	Tax Billing	County Tax	\$809.65

Total Due \$809.65

IF PAID BY 2/29/2016 U S POSTMARK ACCEPTED

Make Payment

MAKE CHECKS PAYABLE AND MAIL TO:

HAMILTON COUNTY TRUSTEE
 625 Georgia Ave., Room 210
 Chattanooga, TN 37402-1494

Send any suggestions about this site to [County Webmaster](#)
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Chattanooga Tax Bill

State Grid	120N D 018	Flags	
Property Address	HWY 58		

Bill #	0011397		
Bill Type	Real Property	Bill Year	2015
Status	Active		
Owner Name	CANNON ALVIN F		
Mailing Address	P O BOX 305110 NASHVILLE TN 37230	Assessment	\$29,280.00

Billing Information

Year	Transaction Type	Fee Type	Amount
2015	Tax Billing	City Tax	\$676.08
Total Due			\$676.08

Amount due changes monthly; must be paid by 2/28/2016 US Postmark accepted; Or Pay Online.

Name of Owner:	Send Tax Bills To:	Map Parcel No.:
Alvin F. Cannon 6210 Clark Road Harrison, Tennessee 37341	Same	120N-D-018

TRUSTEE'S DEED

WHEREAS, title to the hereinafter described real estate has been vested in Alvin F. Cannon, Trustee, acting for the use and benefit of Alvin F. Cannon; and

WHEREAS, Alvin F. Cannon is the sole beneficiary of the trust and now desires to be vested with legal title to said real estate.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, ALVIN F. CANNON, TRUSTEE, exercising the power and authority vested in him, acting to convey the naked fee simple title, does hereby grant, sell, transfer and convey unto ALVIN F. CANNON, who is the owner of the beneficial interest in said trust, the following described real estate:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
Being a part of the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line, Ocoee District and described as: Beginning at a point in the Southeast line of Highway 58, which point is located 662 feet Northeastwardly of the Northwest corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1278, Page 32 in the Register's Office of Hamilton County, Tennessee; thence North 48 degrees 20 minutes East, along the Southeast line of said Highway, 268 feet, more or less, to the Northernmost corner of property conveyed to Daniel B. Hon, Trustee, by deed recorded in Book 1302, Page 541 in the Register's Office of Hamilton County, Tennessee; thence South 09 degrees 41 minutes East along the Volunteer Ordinance Work Line 195 feet, more or less, to the center line of a 150 foot right-of-way of the U.S.A. (TVA) Transmission Line Easement; thence Southwardly or Southwestwardly, along the center line of said right-of-way, 164 feet; thence Northwestwardly 158.7 feet to the point of beginning.

Reference for prior title is made to Book 2515, Page 70; Book 2688, Page 373; and Book 2295, Pages 191 and 193 in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO governmental zoning and subdivision ordinances or regulations in effect thereon.

SUBJECT TO taxes for the year 1988.

TO HAVE AND TO HOLD said real estate unto ALVIN F. CANNON, his heirs, successors and assigns, forever in fee simple, so that the naked fee simple title and beneficial ownership are now vested in him.

THIS INSTRUMENT PREPARED BY:
Shumacker & Thompson
5th Fl., First Tenn. Bldg.
Chattanooga, Tennessee 37402

1

FWS

3481/175

Grantor conveys title hereby as fully and completely as he became vested therewith under the aforementioned Deed, and hereby transfers, assigns and sets over unto Grantee all covenants and warranties therein contained, but makes no covenants or warranties otherwise.

I, FRANCES C. CANNON, wife of ALVIN F. CANNON, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby join in the execution of this instrument, to release, remise and quitclaim unto the Grantee herein, any right, title, interest, claim or demand that may be vested in me, in and to the above described real estate.

IN WITNESS WHEREOF, we have hereunto set our hands this 5th day of May, 1988.

Alvin F. Cannon, Trustee
Alvin F. Cannon, Trustee

Frances C. Cannon
Frances C. Cannon

STATE OF TENNESSEE
COUNTY OF HAMILTON

05/06/88 CONV 25.00 ✓
05/06/88 W/OD

6.00 **6.00 C

On this 5th day of May, 1988, before me personally appeared Alvin F. Cannon, Trustee, and wife, Frances C. Cannon, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Ronald V. Feldman
Notary Public

My commission expires:

3/11/90

NO TRANSFER TAX DUE
SARAH P. DEFRIESE
County Register

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is \$ 2500 /, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alvin F. Cannon
Affiant-Grantee

Subscribed and sworn to before me this 5th day of May, 1988.

Ronald V. Feldman
Notary Public

My commission expires:

3/11/90

05315

IDENTIFICATION
REFERENCE

MAY 6 11 18 AM '88

SARAH P. DEFRIESE
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

BOOK 2688 PAGE 373

mail:

Grantee's Address	Mail Tax Bills To	Map Parcel No.
<u>Alvin F. Cannon</u>	<u>same</u>	<u>120 K-0/120N-18</u>
<u>5321 Highway 58, North</u>		
<u>37416</u>		

LIMITED WARRANTY DEED

IN CONSIDERATION of One (\$1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged; John C. Hon, HON, WIDON of Daniel B. Hon, Sr. and DANIEL B. HON, JR., hereby declaring that we are the sole beneficiaries under the Last Will and Testament of Daniel B. Hon, Sr., and that we are the sole beneficiaries under the Trust Agreement by which the said Daniel B. Hon, Sr. held title to the herein described property as Trustee, to which Trust Agreement no successor Trustee has been appointed, do hereby transfer, convey and forever quitclaim unto ALVIN F. CANNON, TRUSTEE, with full power to sell and convey or lease the real estate herein described for such price and on such terms as he may see fit, or to mortgage or convey the same to a trustee to secure borrowed money, or to exchange the property herein conveyed for other property or interest in other property, without the beneficiary or beneficiaries joining in such conveyance, and the purchaser or purchasers and the beneficiary or beneficiaries and lessee or lessees shall not be required to look to the application of the proceeds of said sale, lease, mortgage or deed of trust, all our right, title and interest in and to the following described real estate in the City of Chattanooga, Hamilton County, Tennessee:

BEING a part of the Southeast Quarter of Section 20, Township Five (5), Range Three (3), West of the Basis Line, Cooco District, and described as: BEGINNING at a point in the Southeast line of Highway 58, which point is located six hundred sixty-two (662) feet Northeastwardly of the Northwest corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed record in Book 1278, page 32, in the Register's Office of Hamilton County, Tennessee; thence North forty-eight (48) degrees twenty (20) minutes East, along the Southeast line of said Highway, two hundred sixty-eight (268) feet, more or less, to the Northernmost corner of the property conveyed to Daniel B. Hon, Trustee, by deed recorded in Book 1302, page 541 in the Register's Office of Hamilton County, Tennessee; thence

HATFIELD, McCOLPIN, MORGAN,
VAN CLEAVE & STULCE
428 McCallie Avenue
Chattanooga, TN 37402

2688/373

South nine (09) degrees forty-one (41) minutes East along the Volunteer Ordinance Works line, one hundred ninety-five (195) feet, more or less, to the center line of a one hundred fifty (150) foot right-of-way of the U.S.A. (TVA) Transmission Line Easement; thence Southwardly, along the center line of said right-of-way line, one hundred sixty-four (164) feet; thence Northwestwardly one hundred fifty-eight and seven-tenths (158.7) feet to the point of beginning.

For Prior Title, see deeds recorded in Book 2515, page 70 and Book 1223, page 158, in the Register's Office of Hamilton County, Tennessee.

SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon.

SUBJECT to any unpaid taxes for the year of 1980.

TO HAVE AND TO HOLD the same unto the said ALVIN F. CANNON, TRUSTEE, as aforesaid, his successors and assigns.

We covenant that we are lawfully seized and possessed of said interest in said real estate, insofar as Daniel B. Hon, Sr. held title as Trustee, and that as the sole beneficiaries of his Last Will and Testament, and the sole beneficiaries of the Trust Agreement by which he held title, have full power and lawful authority to convey that interest and we will forever warrant and defend the same against all lawful claims derivative of the title held by Daniel B. Hon, Sr.

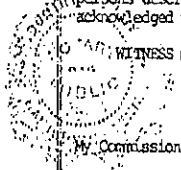
WITNESS our hands this 27th day of May, 1980.

[Signature]
HON, WIDOW
[Signature]
DANIEL B. HON, JR.

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 27 day of May, 1980, before me personally appeared *[Signature]* HON, WIDOW, to me known to be one of the persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal.



[Signature]
NOTARY PUBLIC

My Commission Expires: 11-5-82

BOOK 2688 PAGE 375

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 27 day of July, 1980, before me personally appeared DANIEL B. HON, JR., to me known to be one of the persons described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.



Dorothy P. Brammer
NOTARY PUBLIC

My Commission Expires: 10-5-82

STATE OF TENNESSEE
COUNTY OF HAMILTON

I (or we), hereby offering this instrument for recording within the meaning of the Statutes of the State of Tennessee, under TCA Code Section 67-41.02, Item (s), hereby swear or affirm that the actual consideration for the transfer or value of the property transferred herein, whichever is greater, is \$ 700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alvin F. Cannon
Affiant

Sworn to and subscribed before me this 27 day of July, 1980.

Mrs. Dorothy P. Brammer, Register

NOTARY PUBLIC

My Commission Expires: 11-1-82

A 6 8 1 2

IDENTIFICATION
REFERENCE

JUL 2 2 54 PM '80

DOROTHY P. BRAMMER
RECORDED
HAMILTON COUNTY
STATE OF TENNESSEE

AL-28	COHV	* 700.00		
AL-28	MOED		C*	9.00
AL-28	TAX		C*	1.82
AL-28	OFFEE		C*	.50 * 11.32

Tract 7

Hamilton County, Tennessee

Unofficial Property Card

Location HWY 58	Property Account Number 47251	Parcel ID 120N D 001
Property Type 08	Land Use 914	District CITY

Current Property Mailing Address

Owner CANNON ALVIN F C/O SUNTRUST BANK MC6500 Address P O BOX 305110	City NASHVILLE State TN Zip 37230-5110
---	---

Current Property Sales Information

Sale Date 5/5/1988	Legal Reference 3481-0177
Sale Price \$0	Grantor(Seller) CANNON ALVIN F TR

Current Property Assessment

Building Value	\$0
Xtra Features Value	\$0
Land Value	\$141,800
Total Value	\$141,800
Assessed Value	\$56,720

Narrative Description

This property is classified as N/A with a(n) N/A style structure on this card, built about with 0 square feet.

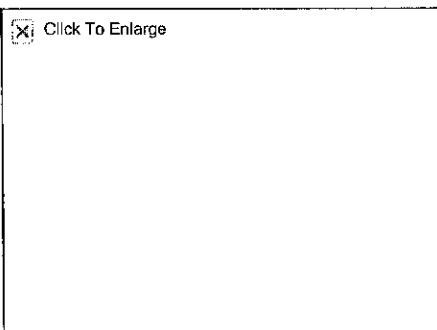
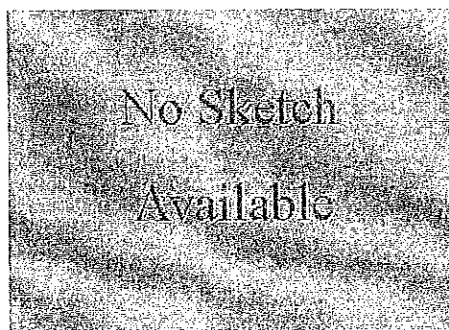
Land Description

The total land area of this property is (767 X 833 IRR).

Legal Description

SE 1/4 SEC 20 TWP 5 R-3

Property Images





Hamilton County Trustee
Property Tax Inquiry

Bill Hullander - Hamilton County Trustee
 210 Courthouse @ 625 Georgia Ave.
 Chattanooga, TN 37402
 Phone: (423) 209-7270 Fax: (423) 209-7271
 Office Hours: Mon - Fri 8:00am-4:00pm except these holidays

Hamilton County Tennessee
A great place to work and live.

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- [Satellite Location Directions](#)
- [General Property Tax FAQs](#)
- [Current Property Tax Rates](#)
[Email the Trustee](#)
- [2014 Tax Roll File](#)
- [Delinquent File Download](#)

Trustee - Tax Bill

[Return to Property Details](#)

[Printing Tips](#)

State Grid	120N D 001	Flags	None
District	Chattanooga (1)		
Property Address	HWY 58		

Bill Type	Real Property	Bill Year	2015
Status	Active	Bill #	9707
Mailing Address	CANNON ALVIN F C/O SUNTRUST BANK MC6500 P O BOX 305110 NASHVILLE TN, 37230	Assessment	\$56,720.00
Legal Desc	1. SE 1/4 SEC 20 TWP 5 R-3 2. 3. 4.		

Other Links

- [County Officials & Departments](#)
- [Hamilton County Assessor](#)
- [Hamilton County Register Of Deeds](#)

Billing Information

Date	Transaction Type	Fee Type	Amount
9/23/2015	Tax Billing	County Tax	\$1,568.42

Total Due \$1,568.42

IF PAID BY 2/29/2016 U S POSTMARK ACCEPTED

Make Payment

MAKE CHECKS PAYABLE AND MAIL TO:

HAMILTON COUNTY TRUSTEE
 625 Georgia Ave., Room 210
 Chattanooga, TN 37402-1494

Send any suggestions about this site to [County Webmaster](#)
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Chattanooga Tax Bill

State Grid	120N D 001	Flags	
Property Address	HWY 58		
Bill #	0011395		
Bill Type	Real Property	Bill Year	2015
Status	Active		
Owner Name	CANNON ALVIN F		
Mailing Address	P O BOX 305110 NASHVILLE TN 37230	Assessment	\$56,720.00

Billing Information

Year	Transaction Type	Fee Type	Amount
2015	Tax Billing	City Tax	\$1,309.66
Total Due			\$1,309.66

Amount due changes monthly; must be paid by 2/28/2016 US Postmark accepted; Or Pay Online.

Name of Owner:	Send Tax Bills To:	Map Parcel No.:
Alvin F. Cannon 6210 Clark Road Harrison, Tennessee 37341	Same	120N-D-001

TRUSTEE'S DEED

WHEREAS, title to the hereinafter described real estate has been vested in Alvin F. Cannon, Trustee, acting for the use and benefit of Alvin F. Cannon; and

WHEREAS, Alvin F. Cannon is the sole beneficiary of the trust and now desires to be vested with legal title to said real estate.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, ALVIN F. CANNON, TRUSTEE, exercising the power and authority vested in him, acting to convey the naked fee simple title, does hereby grant, sell, transfer and convey unto ALVIN F. CANNON, who is the owner of the beneficial interest in said trust, the following described real estate:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
Being a part of the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line, Ocoee District, and described as: BEGINNING at a point in the center line of the TVA Transmission line right of way in the North line of Lot Three (3), Mimosa Park Subdivision, as shown by plat recorded in Plat Book 22, Page 79 in the Register's Office of Hamilton County, Tennessee; thence along said center of said TVA Transmission line right of way, North 50 degrees 30 minutes East 744 feet to an iron in the West line of the Volunteer Ordinance Works property; thence along said West line, South 08 degrees 40 minutes East 826.3 feet to the North line of Mimosa Park Subdivision, as shown by plat recorded in Plat Book 22, Page 79 in the Register's Office of Hamilton County, Tennessee; thence along said North line North 53 degrees 50 minutes West 778.3 feet to the beginning.

Reference for prior title is made to Book 2231, Page 496 and Book 2295, Pages 191 and 193 in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO TVA Transmission Line Easement across said property.

SUBJECT TO 100-foot V.O.W. Pipe Line Easement across said property.

SUBJECT TO governmental zoning and subdivision ordinances or regulations in effect thereon.

SUBJECT TO taxes for the year 1988.

THIS INSTRUMENT PREPARED BY:
Shumacker & Thompson
5th Fl., First Tenn. Bldg.
Chattanooga, Tennessee 37402

3481/177

TO HAVE AND TO HOLD said real estate unto ALVIN F. CANNON, his heirs, successors and assigns, forever in fee simple, so that the naked fee simple title and beneficial ownership are now vested in him.

Grantor conveys title hereby as fully and completely as he became vested therewith under the aforementioned Deed, and hereby transfers, assigns and sets over unto Grantee all covenants and warranties therein contained, but makes no covenants or warranties otherwise.

I, FRANCES C. CANNON, wife of ALVIN F. CANNON, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby join in the execution of this instrument, to release, remise and quitclaim unto the Grantee herein, any right, title, interest, claim or demand that may be vested in me, in and to the above described real estate.

IN WITNESS WHEREOF, we have hereunto set our hands this 5th day of May, 1988.

Alvin F. Cannon
Alvin F. Cannon, Trustee

NO TRANSFER TAX DUE

SARAH P. DeFRIESE
County Register

Frances C. Cannon
Frances C. Cannon

STATE OF TENNESSEE
COUNTY OF HAMILTON

03/06/88 CONV 25.00 ✓
05/06/88 W/DD 6.00 **6.00

On this 5th day of May, 1988, before me personally appeared Alvin F. Cannon, Trustee, and wife, Frances C. Cannon, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Ronald J. Feldman
Notary Public

My commission expires:

3/11/90
STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is \$ 25.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alvin F. Cannon
Affiant-Grantee

Subscribed and sworn to before me this 5th day of May, 1988.

Ronald J. Feldman
Notary Public

My commission expires:

3/11/90

C 5 3 1 6

IDENTIFICATION
REFERENCE

MAY 6 11 39 AM '88

SARAH P. DE FRIESE
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

ADDRESS NEW OWNERS AS FOLLOWS: Alvin F. Cannon, Trustee		SEND TAX BILLS TO same	MAP PARCEL NO. 120N-D-1
NAME 5134 Highway 58 North		NAME	
STREET ADDRESS OR ROUTE NUMBER Chattanooga, TN. 37416		(STREET ADDRESS)	
(CITY)	(STATE)	(CITY)	(STATE) (ZIP)

IN CONSIDERATION of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, including the sum of Two Thousand Eight Hundred Forty and No/100 Dollars (\$2,840.00), evidenced by one (1) purchase money note, of even date, executed by the Grantee herein, payable to my order, maturing \$946.67 on or before the 31st day of each December after date, commencing the 31st day of December, 1976, and annually thereafter until fully matured and paid, bearing interest from date at the rate of 8% per annum, payable annually with each installment of principal, to secure payment of which note a VENDOR'S LIEN is expressly retained on the hereinafter described Real Estate, and to further secure payment of said note, and to more easily enforce its collection, the said Grantee has executed simultaneously herewith a DEED OF TRUST to Milligan-Reynolds Guaranty Title Agency, Inc., Trustee, it being provided that an entry of release and satisfaction of said note, either releasing the Vendor's Lien herein retained, or the lien created by said Deed of Trust, in the Register's Office of Hamilton County, Tennessee, will operate as a release and discharge of both the Vendor's Lien herein retained and the lien created by said Deed of Trust, whether it is of record or not;

I, MARVIN A. HUNDLEY, acting to convey an undivided one-fifty (1/5) interest in and to the hereinafter described Real Estate, being vested with title thereto as a Tenant-in-Common, along with the Grantee herein and DON MOORE, JR., and covenanting that there has been no division or partition thereof among us by either oral or written agreement, do hereby sell, transfer and convey unto ALVIN F. CANNON, TRUSTEE, with full power and authority to sell, transfer, exchange, convey and encumber by deed of trust or otherwise, without joinder by or disclosure of the beneficiaries of the trust, and without liability on the part of third persons dealing with him as Trustee to look to the proper disposition of the proceeds arising from any such transaction, the following described Real Estate:-

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
TRACT ONE (1): Being a part of the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line, Ocoee District, and described as: BEGINNING at a point in the center line of the TVA Transmission line right-of-way in the North line of Lot Three (3) Mimosa Park Subdivision, as shown by plat recorded in Plat Book 22, page 79, of the Register's Office of Hamilton County, Tennessee; thence along said center of said TVA Transmission line right-of-way, North 50 degrees 30 minutes East 744 feet to an iron in the West line of the Volunteer Ordinance Works property; thence along said West line, South 08 degrees 40 minutes East 825.3 feet to the North line of Mimosa Park Subdivision, as shown by plat recorded in Plat Book 22, page 79, of the Register's Office of Hamilton County, Tennessee; thence along said North line North 63 degrees 50 minutes West 778.3 feet to the beginning. REFERENCE is made for prior title to Book 1449, page 689 in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO TVA Transmission Line Easement across said property.
SUBJECT TO 100 foot V.O.W. Pipe Line Easement across said property.
SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

TRACT TWO (2): Being a part of the Southeast Quarter of Section 20, Township Five (5), Range Three (3), West of the Basis Line, Ocoee District, and described as: Beginning at a point in the Southeast line of Highway 58, which point is located 662 feet North-southwardly of the Northwest corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1278, page 32 in the Register's Office of Hamilton County, Tennessee; thence North 48 degrees

DRAFTED BY
HALE & ELLIS, Attorneys at Law
722 CHERRY STREET
CHATTANOOGA, TENN. 37403

2295/193

007239

IDENTIFICATION
REFERENCE

BOOK 2205 PAGE 194

FEB 5 8 42 AM '76

DOROTHY P. BRAHMER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

20 minutes East, along the Southeast line of said Highway, 268 feet, more or less, to the Northernmost corner of property conveyed to Daniel B. Hon, Trustee, by Deed recorded in Book 1302, page 541 in the Register's Office of Hamilton County, Tennessee; thence South 9 degrees 41 minutes East along the Volunteer Ordinance Works Line 195 feet, more or less, to the center line of a 150 foot right-of-way of the U.S.A. (TVA) Transmission Line Easement; thence southwestwardly, along the center line of said right of way, 164 feet; thence Northwestwardly 158.7 feet to the point of beginning.
REFERENCE is made for prior title to Book 1448, page 689 in the Register's Office of Hamilton County,

Taxes for the Year 1975 are assumed by the Grantee herein, as to Tracts One (1) and Two (2).

TO HAVE AND TO HOLD the said described Real Estate unto the said ALVIN F. CANNON, TRUSTEE, and unto his successors in trust or assigns, with the power and authority above granted, forever in fee simple.

I covenant, that as to Tract one (1) hereinabove described, I as lawfully seized and possessed of the said undivided interest, as hereinabove set forth, have good right and lawful authority to sell and convey the same; that the title thereto is clear, free and unencumbered, except as hereinabove set out; and, I will forever warrant and defend the same against all other lawful claims. Tract Two (2) is herein conveyed without warranty.

IN WITNESS WHEREOF I have hereunto set my hand, to be effective on this the 31st day of December, 1975.

Marvin A. Hundley
MARVIN A. HUNDLEY

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

On this 29th day of Jan, 1976, before me personally appeared Marvin A. Hundley, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

[Signature]
NOTARY PUBLIC

My Commission Expires FEB-5-76
COW *4,000.00
WNEED A* 4.00

STATE OF TENNESSEE) FEB-5-76 TAX
COUNTY OF HAMILTON) FEB-5-76 FTEE

A* 10.40
A* .50 * 14.90

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 4,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alvin F. Cannon, Trustee
AFFILIANT--GRANTEE

Subscribed and sworn to before me, on this 4th day of February, 1976.

Martha K. White
NOTARY PUBLIC

My Commission Expires: July 5, 1979.

BOOK 2295 PAGE 191

ADDRESS NEW OWNERS AS FOLLOWS: ALVIN F. Cannon, Trustee	SEND TAX BILLS TO: Same	1220N-D-1
(NAME) 5134 Highway 58 North	(NAME)	
STREET ADDRESS OR ROUTE NUMBER Chattanooga, Tn. 37416	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

IN CONSIDERATION of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged;

I, DON MOORE, JR., acting to convey an undivided one-fifth (1/5) interest in and to the hereinafter described Real Estate, being vested with title thereto as a Tenant-in-Common, along with the Grantee herein and MARVIN A. HUNDLEY, and covenanting that there has been no division or partition thereof among us by either oral or written agreement, do hereby sell, transfer and convey unto ALVIN F. CANNON, TRUSTEE, with full power and authority to sell, transfer, exchange, convey and encumber by deed of trust or otherwise, without joinder by or disclosure of the beneficiaries of the trust, and without liability on the part of third persons dealing with him as Trustee to look to the proper disposition of the proceeds arising from any such transaction, the following described Real Estate:-

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
TRACT ONE (1): Being a part of the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line, Ocoee District, and described as: BEGINNING at a point in the center line of the TVA Transmission line right-of-way in the North line of Lot Three (3) Mimosa Park Subdivision, as shown by plat recorded in Plat Book 22, page 79, of the Register's Office of Hamilton County, Tennessee; thence along said center of said TVA Transmission line right-of-way, North 50 degrees 30 minutes East 744 feet to an iron in the West line of the Volunteer Ordinance Works property; thence along said West line, South 08 degrees 40 minutes East 826.3 feet to the North line of Mimosa Park Subdivision, as shown by plat recorded in Plat Book 22, page 79, of the Register's Office of Hamilton County, Tennessee; thence along said North line North 63 degrees 50 minutes West 778.3 feet to the beginning. REFERENCE is made for prior title to Book 1449, page 689 in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO TVA Transmission Line Easement across said property.
 SUBJECT TO 100 foot V.O.W. Pipe Line Easement across said property.
 SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

TRACT TWO (2): Being a part of the Southeast Quarter of Section 20, Township Five (5), Range Three (3), West of the Basis Line, Ocoee District, and described as: Beginning at a point in the Southeast line of Highway 58, which point is located 662 feet Northeastwardly of the Northwest corner of the property conveyed to The Title Guaranty and Trust Company of Chattanooga, Trustee, by deed recorded in Book 1278, page 32 in the Register's Office of Hamilton County, Tennessee; thence North 48 degrees 20 minutes East, along the Southeast line of said Highway, 268 feet, more or less, to the Northernmost corner of property conveyed to Daniel B. Hon, Trustee, by Deed recorded in Book 1302, page 541 in the Register's Office of Hamilton County, Tennessee; thence South 9 degrees 41 minutes East along the Volunteer Ordinance Works Line 155 feet, more or less, to the center line of a 150 foot right-of-way of the U.S.A. (TVA) Transmission Line Easement; thence southwestwardly, along the center line of said right of way, 164 feet; thence Northwestwardly 158.7 feet to the point of beginning. REFERENCE is made for prior title to Book 1449, page 689 in the Register's Office of Hamilton County, Tennessee.

DRAFTED BY
 HALE & ELLIS, Attorneys At Law
 722 CHERRY STREET
 CHATTANOOGA, TENN. 37403

2295/191

Taxes for the Year 1975 are assumed by the Grantee herein, as to Tracts One (1) and Two (2).

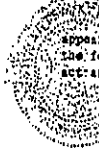
TO HAVE AND TO HOLD the said described Real Estate unto the said ALVIN F. CANNON, TRUSTEE, and unto his successors in trust or assigns, with the power and authority above granted, forever in fee simple.

I covenant, that as to Tract one (1) hereinabove described, I am lawfully seized and possessed of the said undivided interest, as hereinabove set forth, have good right and lawful authority to sell and convey the same; that the title thereto is clear, free and unencumbered, except as hereinabove set out; and, I will forever warrant and defend the same against all other lawful claims. Tract Two (2) is herein conveyed without warranty.

IN WITNESS WHEREOF I have hereunto set my hand, to be effective on this the 31st day of December, 1975.

Don Moore, Jr.
DON MOORE, JR.

STATE OF TENNESSEE)
COUNTY OF HAMILTON)



On this 2nd day of February, 1976, before me personally appeared Don Moore, Jr., to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

Martha S. White
NOTARY PUBLIC

My Commission Expires:

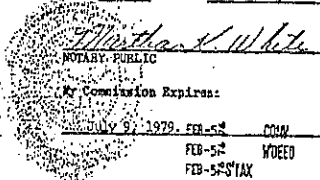
July 9, 1979.

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 4,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alvin F. Cannon, Trustee
AFFIANT—GRANTEE 007.238

Subscribed and sworn to before me, on this 4th day of February, 1976.



IDENTIFICATION REFERENCE

FEB 5 8 40 AM '76

DOROTHY P. BRAMMER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

My Commission Expires:

July 9, 1979. FEB-52 COM *4,000.00

FEB-52	MOED	A*	4.00	
FEB-52	TAX	A*	10.00	
FEB-52	PFEE	A*	.50	* 14.90

(M)

Address New Owner(s) As Follows: / Send Tax Bills To:			/ Map Parcel Number		
Alvin F. Cannon, Trustee	/ same		/	120N-D-1	
(Name)	/ (Name)		/		
4676 Highway 58	/		/		
(Street Address or Route No.)	/ (Street Address)		/		
Chattanooga, Tn. 37416	/		/		
(City) (State) (Zip)	/ (City) (State) (Zip)		/		

IN CONSIDERATION of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, including the sum of Five Thousand Three Hundred Thirty-two and 10/100 Dollars (\$5,332.10), evidenced by one purchase money note, of even date, executed by the Grantee herein, as Trustee, payable to my order, as Trustee, maturing One Thousand Seven Hundred Seventy-seven and 37/100 Dollars (\$1,777.37) on the 1st day of each April after date, commencing the 1st day of April, 1976, and annually thereafter until fully matured and paid, bearing interest from date at the rate of five and 25/100 per cent (5.25%) per annum, payable in advance, on the unpaid principal balance, on December 31, 1975, April 1, 1976, April 1, 1977, and April 1, 1978, to secure payment of which note a VENDOR'S LIEN is expressly retained on the hereinafter described Real Estate, and to further secure payment of said note, and to more easily enforce its collection, the said Grantee, as Trustee, has executed simultaneously herewith a DEED OF TRUST to Milligan-Reynolds Guaranty Title Agency, Inc., Trustee, it being provided that an entry of release and satisfaction of said note either releasing the Vendor's Lien herein retained or the lien created by said Deed of Trust in the Register's Office of Hamilton County, Tennessee, will operate as a release and discharge of both the Vendor's Lien herein retained, and of the lien created by said Deed of Trust, whether it is of record or not;

I, J. SWANN SPANN, TRUSTEE, declaring that I am not the sole beneficiary under the trust, and having full power and authority to act in the premises, do hereby sell, transfer and convey unto ALVIN F. CANNON, TRUSTEE, with full power and authority to sell, transfer, exchange, convey and encumber by Deed of Trust or otherwise, without joinder by or disclosure of the beneficiaries of the trust, and without liability on the part of third persons dealing with him as Trustee to look to the proper disposition of the proceeds arising from any such transaction, the following described Real Estate:-

AN UNDIVIDED THREE-FIFTHS (3/5) INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE: IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE: Being a part of the Southeast Quarter of Section Twenty (20), Township Five (5), Range Three (3), West of the Basis Line, Ocoee District, and described as: BEGINNING at a point in the center line of the TVA Transmission line right of way in the North line of Lot Three (3), Mimosa Park Subdivision, as shown by plat recorded in Plat Book 22, page 79, of the Register's Office of Hamilton County, Tennessee; thence along said center of said TVA Transmission line right of way, North 50 degrees 30 minutes East 744 feet to an iron in the West line of the Volunteer Ordinance Works property; thence along said West line, South 08 degrees 40 minutes East 826.3 feet to the North line of Mimosa Park Subdivision, as shown by plat recorded in Plat Book 22, page 79, of the Register's Office of Hamilton County, Tennessee; thence along said North line North 63 degrees 50 minutes West 778.3 feet to the beginning. REFERENCE is made for prior title to Book 1444, page 690, and Book 1449, page 689, in the Register's Office of Hamilton County, Tennessee.

DRAFTED BY
HALE & ELLIS, Attorneys At Law
722 CHERRY STREET
CHATTANOOGA, TENN. 37402

SUBJECT TO TVA Transmission Line Easement across said property.
SUBJECT TO 100-foot V.O.W. Pipe Line Easement across said property.
SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

Taxes for the year 1975 are assumed by the Grantee herein.

TO HAVE AND TO HOLD the said described Real Estate unto the said ALVIN F. CANNON, TRUSTEE, and unto his successors in trust or assigns, with the power and authority above granted, forever in fee simple.

I covenant that as Trustee, I am lawfully seized and possessed of said described Real Estate; have good right and lawful authority to sell and convey the same; that the title thereto is clear, free and unencumbered, except as hereinabove set out; and, I will, as Trustee, but not otherwise, forever warrant and defend the same against all other lawful claims.

IN WITNESS WHEREOF I have hereunto set my hand, as Trustee, on this the 14th day of April, 1975.

J. Swann Spann
J. SWANN SPANN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

On this 14th day of April, 1975, before me personally appeared J. SWANN SPANN, TRUSTEE, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed, as Trustee.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

Martha K. White
NOTARY PUBLIC

My commission expires:

July 13, 1975.

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$7,510.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alvin F. Cannon, Trustee
AFFIANT - Grantee

Subscribed and sworn to before me, on this 14th day of April, 1975.

B 80-387

Martha K. White
NOTARY PUBLIC

My commission expires:

July 13, 1975.

IDENTIFICATION
REFERENCE

APR 15 8 45 AM '75

DOROTHY P. BRAHMER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

APR 15 th	GONV	*7,510.00		
APR 15 th	WDEED		A*	4.00
APR 15 th	TAX		A*	19.50
APR 15 th	PRFEE		A*	.50
			*	24.00