

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:

LS

Title Guaranty and Trust Company of
Chattanooga
Company

Chattanooga, Tennessee
City, State



[Signature]

Senior Chairman of the Board

[Signature]

Chairman of the Board



[Signature]

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: 20152489

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:

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

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

TRACT ONE (1) - 5607 HIGHWAY 58 – TAX MAP AND PARCEL NUMBER 121B-A-008:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

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

TRACT TWO (2) - 5606 CLARK ROAD – TAX MAP AND PARCEL NUMBER 121B-A-008.02:

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

FOR PRIOR TITLE, see Deed to SunTrust Bank as Trustee Under Will of Frances C. Cannon Irrevocable Family Trust dated August 4, 2004 from SunTrust Bank, successor trustee of the Tennessee Marital Trust under the Last Will and Testament of Frances C. Cannon 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 to SunTrust Bank, successor trustee of the Residual Marital Trust under the Last Will and Testament of Frances C. Cannon dated August 4, 2004 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, 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, Deeds in Book 3437, Page 13, in Book 3119, Page 608, and in Book 8168, Page 515, in the Register's Office of Hamilton County, Tennessee.

SCHEDULE B

PART I & II

Order Number: 20152489

I. Requirements:

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

1. NO OUTSTANDING DEEDS OF TRUST/SECURITY DEEDS FOUND OF RECORD, PLEASE VERIFY.
2. Proper Deed of Warranty from 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 release, receipt, waiver or other proof of satisfaction evidencing that the Estate of FRANCES C. CANNON, deceased, is not subject to a claim of lien under TennCare by any agency of the State of Tennessee. (IN FILE)
6. Proper Inheritance Tax Waiver must be provided this office. (IN FILE)

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.
 - (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

SCHEDULE B

PART I & II

Order Number: 20152489

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. TRACT ONE (1) - 5607 HIGHWAY 58:
4. 2015 County Taxes are NOW DUE AND PAYABLE in the amount of \$1,276.42, BILL #61790.
2016 County Taxes are a LIEN, not yet due and payable.
2015 City Taxes are NOW DUE AND PAYABLE in the amount of \$1,065.83.
2016 City Taxes are a LIEN, not yet due and payable.
2015 Water Quality Fee is NOW DUE AND PAYABLE in the amount of \$460.80.
2016 Water Quality Fee is a LIEN, not yet due and payable.
Map and Parcel Number: 121B-A-008, Assessment: \$46,160.00.
5. TRACT TWO (2) - 5606 CLARK ROAD:
6. 2015 County Taxes are NOW DUE AND PAYABLE in the amount of \$153.47, BILL #61780.
2016 County Taxes are a LIEN, not yet due and payable.
2015 City Taxes are NOW DUE AND PAYABLE in the amount of \$128.15.
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: 121B-A-008.02, Assessment: \$5,550.00.
7. The rights or claims of parties in possession under any outstanding, oral or written, lease or rental agreements.
8. Any governmental zoning and subdivision ordinances in effect thereon.
9. Twenty (20) foot utility easement as shown, described or noted on recorded plat.
10. All notes, stipulations, restrictions, easements, conditions, and regulations as shown, described or noted on recorded plats, in Plat Book 33, Page 362, and Plat Book 36, Page 253, in the Register's Office of Hamilton County, Tennessee.

Stewart Title Guaranty Company, Stewart Title Insurance Company, Stewart Title Insurance Company of Oregon, National Land Title Insurance Company, Arkansas Title Insurance Company, Charter Land Title Insurance Company

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Stewart Title Guaranty Company, Stewart Title Insurance Company, Stewart Title Insurance Company of Oregon, National Land Title Insurance Company, Arkansas Title Insurance Company, and Charter Land Title Insurance Company.**

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**The Title Guaranty and Trust Company of Chattanooga
Privacy Policy Notice**

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of The Title Guaranty and Trust Company of Chattanooga.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

PRIVACY POLICY OF THE TITLE GUARANTY AND TRUST COMPANY OF CHATTANOOGA

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about a consumer with a nonaffiliated third party unless the institution provides the consumer with a notice of its privacy policies and practices, such as the type of information that it collects about the consumer and the categories of persons or entities to whom it may be disclosed.

In compliance with the GLBA, we do not share nonpublic personal information about a consumer with a nonaffiliated third party, unless allowed by law.

In compliance with the GLBA, our privacy practices regarding nonpublic personal financial information of consumers and customers (as defined by GLBA) are as follows, subject to any exceptions as permitted by law.

- We protect nonpublic personal information of customers and consumers.
- We allow access on need to know basis only. Only title company personnel who need to know can access the information. Examples may include bookkeepers, title examiners, title underwriter personnel, auditors, closers and their assistants, management, scanning personnel, and claims related investigation personnel, including but not limited to retained counsel.
- We allow customers and consumers to review their nonpublic personal information that we have collected, and we allow them to provide us with requests for amendment or deletion of such information, to which we will reasonably respond.
- We require consent from a proper party to the transaction to provide nonpublic personal information relating to that transaction. On closed files, we require a written instruction by a party.
- We have implemented a security procedure for protection of nonpublic personal information: we allow only authorized personnel to review the information, and we keep closed files in secure storage, with limited access, or we store the files on computer with limited password access.
- We generally do not keep copies of credit reports, loan applications, and tax returns on consumers and customers.
- We don't share copies of owner's policies of customers on residential transactions, unless at the request of the insured owner.
- If we share starter title information, we don't share nonpublic personal information, such as sales price (unless it is public information)', policy numbers, or amount of insurance on owner's policies issued to customers.
- We don't share nonpublic personal information, such as social security numbers, shown on affidavits of identity.
- We periodically inform our personnel about our policy.

We don't share nonpublic personal information with independent contractors, unless there is a need to process the transaction as allowed by law, and the contractors agree in writing not to further share the information.

Hamilton County, Tennessee

Unofficial Property Card

Location 5607 HWY 58 Property Type 08	Property Account Number 47848 Land Use 554	Parcel ID 121B A 008 District CITY
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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	\$45,100
Xtra Features Value	\$22,400
Land Value	\$47,900
Total Value	\$115,400
Assessed Value	\$46,160

Narrative Description

This property is classified as COMMERCIAL with a(n) RETAIL STORE style structure on this card, built about 1964 with 2,520 square feet.

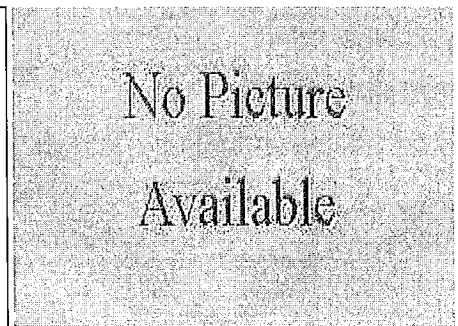
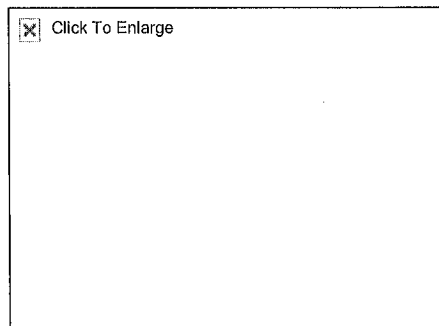
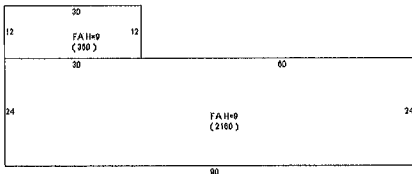
Land Description

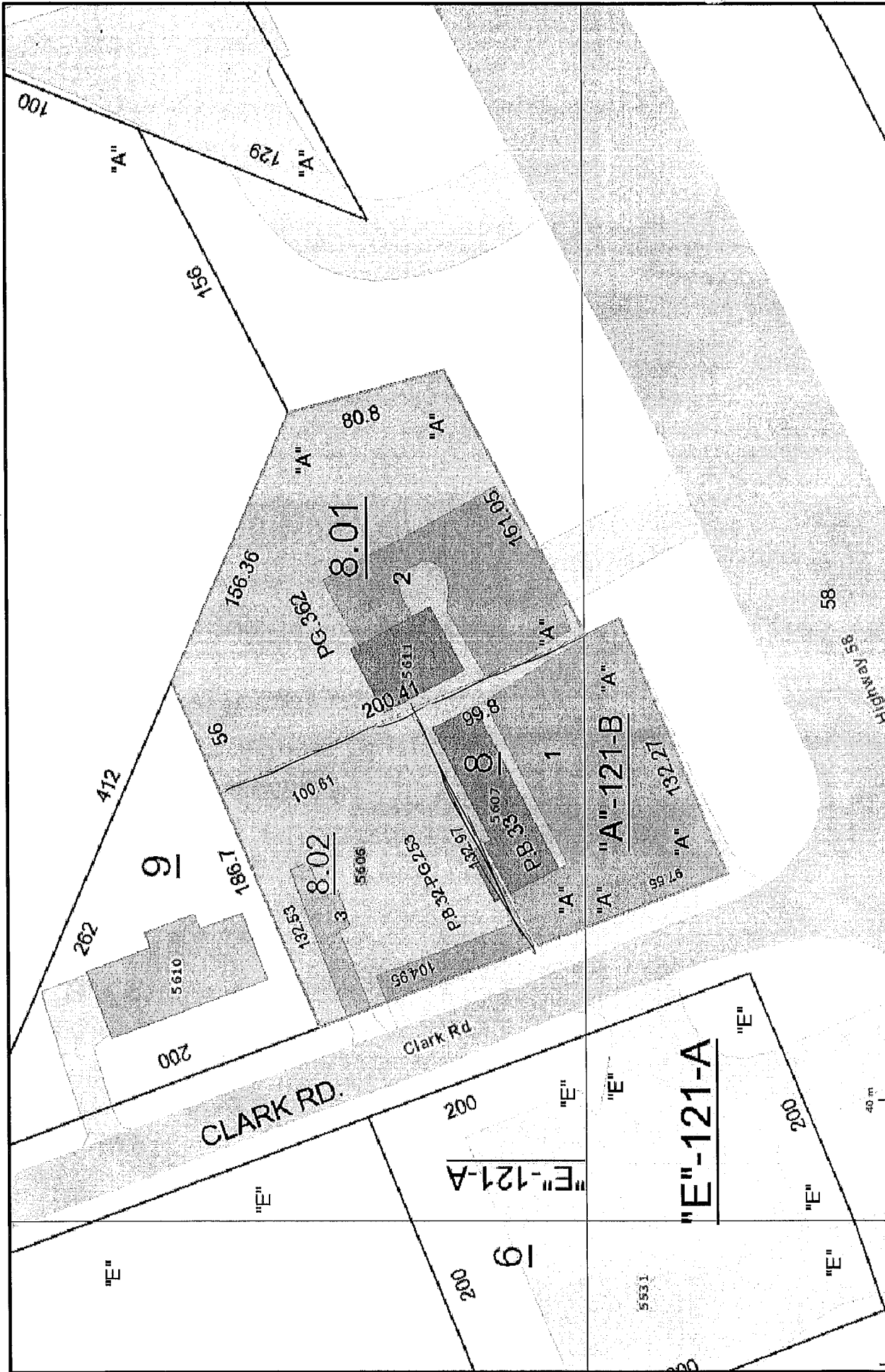
The total land area of this property is (132.87 X 99.8 IRR).

Legal Description

LT 1 JEWELL SUB 33-362 REV 36-253

Property Images





Printed: Oct 15, 2015

The Map Title

The Subtitle

HCGGIS



Hamilton County, Tennessee, is a public body and is not a government agency. It is not responsible for the accuracy of the information shown on this map. The information shown on this map is for informational purposes only and should not be used for any other purpose.



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	121B A 008	Flags	None
District	Chattanooga (1)		
Property Address	5607 HWY 58		

Bill Type	Real Property	Bill Year	2015
Status	Active	Bill #	61790
Mailing Address	SUNTRUST BANK TRUSTEE MC6500 P O BOX 305110 NASHVILLE TN, 37230	Assessment	\$46,160.00
Legal Desc	1. LT 1 JEWELL SUB 33-362 REV 36-253 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	\$1,276.42

Total Due \$1,276.42

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](#)
 © 2015, General Government of Hamilton County

Chattanooga Tax Bill

State Grid	121B A 008	Flags	
Property Address	5607 HWY 58		
Bill #	0063478		
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	\$46,160.00

Billing Information

Year	Transaction Type	Fee Type	Amount
2015	Tax Billing	City Tax	\$1,065.83
2015	Tax Billing	City Water Quality Fee	\$460.80
Total Due			\$1,526.63

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

237146-0

BOOK 3119 PAGE 008

COH III/dm/#6702

GRANTEE ADDRESS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Alvin F. Cannon 5321 Highway 58 N Chattanooga, TN 37416	Inter-Federal One Union Square Chattanooga, TN 37402	121B-A-8

THE DRAFTSMAN OF THIS DEED IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SET OUT IN THIS BLOCK.

PREPARED BY:

CHARLES O. HON, III ATTORNEY
617 WALNUT STREET
CHATTANOOGA, TENNESSEE 37402

225
::D2-176F::

IN CONSIDERATION of One (\$1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged; I, ROBERT E. KIMBRO, do hereby sell, transfer and convey unto ALVIN F. CANNON and wife, FRANCES CANNON, the following described real estate in the Second Civil District, Hamilton County, Tennessee:

TRACT ONE (1): Lot Three (3), Resub 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.

For prior title see Deed of Warranty recorded in Book 3044, Page 759, in the Register's Office of Hamilton County, Tennessee.

TRACT TWO (2): Lot One (1), Resubdivision of Lot One (1), Jewell Subdivision, as shown by plat of record in Plat Book 36, Page 253, in the Register's Office of Hamilton County, Tennessee.

For prior title see Deed of Warranty recorded in Book 2967, Page 206, in the Register's Office of Hamilton County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

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

Mineral and or Mining rights as set out in instrument recorded in Book Z, Volume 1, Page 103, in the Register's Office of Hamilton County, Tennessee.

Subject to Assignment of Lease as set out in instrument recorded in Book 2966, page 308, in the Register's Office of Hamilton County, Tennessee.

Taxes for the year 1985 are to be prorated between the grantor(s) and the grantee(s) of even date herewith.

TO HAVE AND TO HOLD the same unto the said ALVIN F. CANNON and wife, FRANCES CANNON, their heirs and assigns forever in fee simple. We covenant that we are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is clear, free and unencumbered, except as hereinabove mentioned, and we will forever warrant and defend the same against all lawful claims.

AND for a sufficient consideration, I, SYLVIA J. KIMBRO, wife of ROBERT E. KIMBRO, do hereby join in this instrument for the purpose of quitclaiming any right, title, and interest I have in and to the herein described real estate.

WITNESS our hands this 17th day of August, 1985.

Robert E. Kimbro
ROBERT E. KIMBRO

Sylvia J. Kimbro
SYLVIA J. KIMBRO

Rel 3128
874

3119/008

STATE OF NEW YORK
COUNTY OF NEW YORK

On this 17 day of August, 1985, before me personally appeared ROBERT E. KIMBRO and wife, SYLVIA J. KIMBRO, 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.

WITNESS my hand and Notarial Seal.

Henry M. ...

NOTARY PUBLIC

My Commission Expires: March 85

HENRY M. ...
Notary Public, State of New York
No. ...
Qualified in ...
Commission Expires ...

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 67-4102, Item (s), hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is \$ 115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shirley R. ...
AFFIANT

Sworn to and subscribed before me this 23rd day of August, 1985.

NOTARY PUBLIC

My Commission Expires: 11-18-85

STATE OF TENNESSEE
COUNTY OF HAMILTON

08/26/85	CONV	115,000.00	✓		
08/26/85	W/DD			6.00	A
08/26/85	CTAX			299.00	A
08/26/85	PFEE			.50	A
				**305.50	A

On this 19th day of August, 1985, before me personally appeared SYLVIA J. KIMBRO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free and deed.

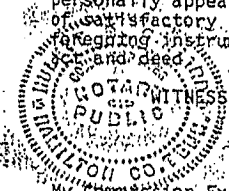
WITNESS my hand and Notarial Seal.

Shirley R. ...
NOTARY PUBLIC

My Commission Expires: 7/16/1987

IDENTIFICATION
REFERENCE

AUG 26 1 58 PM '85
DOROTHY P. BRAMMER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE



Name of New Owner:	Send Tax Bills to:	Map Parcel Number:
Frances C. Cannon 6210 Clark Road Harrison, Tennessee 37341	Same	121B-A-008.02

RETURN TO:
 Ronald A. Feldman
 4th Floor, First Tennessee Bldg.
 Chattanooga, Tenn. 37402

WARRANTY DEED

I, ALVIN F. CANNON ("Grantor"), holding title to the hereinafter described property with my wife, FRANCES C. CANNON, as tenants by the entirety, in consideration of love and affection for my wife, do hereby grant, sell, transfer and convey unto my wife, FRANCES C. CANNON, all of my right, title and interest in and to the following described property:

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.

REFERENCE is made for prior title to Book 3119, Page 608, in said Register's Office.

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

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 2, 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. *no*

SUBJECT TO Deed of Trust dated July 16, 1985, in favor of Inter Federal Savings & Loan Association, recorded in Book 3119, Page 610 in said Register's Office and Deed of Trust dated July 16, 1985, for the benefit of Robert E. and Sylvia J. Kimbro, recorded in Book 3119, Page 614 in said Register's Office. *Rei*

SUBJECT TO taxes for the year 1987.

TO HAVE AND TO HOLD said property unto FRANCES C. CANNON, her heirs and assigns, forever in fee simple.

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

- Abandoned 10045/1125

3437/13

Grantor covenants that he has not made, done, executed or suffered any act or thing whereby the property herein conveyed or any part thereof now are or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever, except as herein set forth; and Grantor will forever warrant and defend the title to the property herein conveyed against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this deed on the 24th day of December, 1987.

Alvin F. Cannon
Alvin F. Cannon

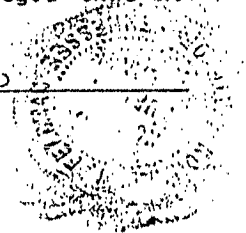
STATE OF TENNESSEE 11/19/87 W/00 6.00 445.00 C
COUNTY OF HAMILTON

On this 24th day of December, 1987, before me personally appeared ALVIN F. CANNON, 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.

My commission expires:
3-11-90

Ronald S. Feldman
Notary Public

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 None (abolishing an estate by the entirety) 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

Subscribed and sworn to before me this 24th day of December, 1987.

Ronald S. Feldman
Notary Public

My commission expires:
3-11-90

A 7:9 3 0

IDENTIFICATION
REFERENCE

Dec 29 3 35 PM '87

SARAH P. DEFRIESE
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE



I/We, the undersigned owners of the property shown hereon, do hereby adopt this plat and certify that I/We are/are the owners in fee simple.

Date: FEB. 1, 1984
 Zoned: Local Bus.
 Acres Sub'd.: 0.6
 Water Supply: SAVANNAH VALLEY
 Deed: Z039-155
 Scale: 1" = 100'

I CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON, THAT THE SURVEY IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000.

THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE HAMILTON CO. SUBDIVISION REGULATIONS.

FINAL PLAT
 RESUB. LOT 1 JEWELL SUBDIVISION
 HAMILTON CO., TENN.

PURPOSE OF PLAT: RESUB. LOT 1 JEWELL 5/4
 SEE BOOK 53 PAGE 202 BOMAT.



DAVID MATHIEWS SURVEYING CO.
 4712 HIXSON PIKE
 CHATTANOOGA, TENNESSEE 37343



APPROVED FOR RECORDING
 CHATTANOGA/HAMILTON CO. HEALTH DEPT.
 DATE 2/3/84
 BY *[Signature]*
 JURISDICTIONAL ENGINEER
 DATE 2-7-84
 BY *[Signature]*
 CHATTANOOGA/HAMILTON CO.
 REGIONAL PLANNING COMM.
 DATE 2-7-84
 BY *[Signature]*

State of Tennessee
 County of Hamilton
 I, Cecil Register
 Clerk of Court
 FEB 7 1984
 Recorded in Plat Book
 No. 206 Page 203
 DOROTHY P. BRAMMER, REGISTER
[Signature]

