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ASSUMPTION DEED

THIS INDENTURE made and entered into on this 8th day of October, 1979, by and between LEE S. LEDGERWOOD, TRUSTEE, party of the first part, and DR. LEONARD HANDLER and wife, 2100 White Ave, Knoxville TN 37919
BARBARA H. HANDLER, of Knoxville
Tennessee, parties of the second part,

W I T N E S S E T H:

That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other valuable considerations not herein mentioned, the said party of the first part has this day bargained and sold and by these presents does hereby transfer and convey unto the said parties of the second part, their heirs and assigns, the following described real estate, to-wit:

LYING and BEING in the THIRD CIVIL DISTRICT of ROANE COUNTY, TENNESSEE, and more particularly described as follows:

BEGINNING at a point in the Easterly boundary line of that portion of the Paint Rock Wildlife Management Area lying along the Easterly side of that portion of Watts Bar Lake originally known as Buck Creek, said point being located the following courses and distances from the intersection of said boundary line with the Northerly boundary line of that portion of the said Paint Rock Wildlife Management Area lying along the Northerly side of that portion of Watts Bar Lake formed by the Tennessee River, in the area of Bush Island: North 34 deg. 51 min. East, 527.8 feet to an iron pin; thence South 70 deg. 00 min. East, 321.6 feet to an iron pin; thence North 29 deg. 26 min. East, 860 feet to an iron pin; thence South 85 deg. 03 min. East, 244.3 feet to an iron pin; thence North 2 deg. 52 min. East, 504.6 feet to an iron pin; thence North 65 deg. 23 min. East, 217.5 feet to an iron pin; thence North 26 deg. 02 min. East, 581.6 feet to the said point of BEGINNING; thence North 26 deg. 02 min. East, 350 feet to a point; thence South 68 deg. 46 min. East, 687.9 feet to a point; thence South 59 deg. 18 min. West 50 feet to an iron pin; thence South 30 deg. 29 min. West, 300 feet to a point; thence North 69 deg. 58 min. West, 638.3 feet to the point of BEGINNING, containing 5.12 acres, more or less, shown as Tract 10 on survey by J. M. Widner, Registered Engineer, entitled Paint Rock Farm Lake Estates, dated June 21, 1976.

Drafted by: There is reserved from the Southern edge of this tract of land a 50 foot road right of way to be used as an access road to the T.V.A. property line which right of way is described as follows:
Floyd E. Hutcherson,
Attorney,
Rockwood, TN

Beginning at the Southwestern corner of the above described Tract No. 10; thence North 26 deg. 02 min. East 50 feet to a stake; thence South 69 deg. 58 min. East 638.3 feet to a stake; thence South 26 deg. 02 min. West 50 feet to a stake at the Southeast corner of Tract No. 10; thence North 69 deg. 58 min. West 638.3 feet to the stake at the point of BEGINNING.

BEING a part of the same property conveyed to Lee Ledgerwood, Trustee, from United American Bank, N. A. by deed dated July 22, 1976, which is of record in the Register's Office of Roane County, Tennessee, in Deed Book 0, Series 13, Page 155.

THIS CONVEYANCE IS MADE SUBJECT TO PAINT ROCK FARM LAKE ESTATES OWNERS ASSOCIATION AND RESTRICTIVE COVENANTS DATED JULY 16, 1976, AS REVISED ON FEBRUARY 26, 1977, OF RECORD IN THE REGISTER'S OFFICE FOR ROANE COUNTY, TENNESSEE, IN DEED BOOK N-13, PAGE 205, AND DEED BOOK Z-13, PAGE 12, RESPECTIVELY, AND ALSO AN EASEMENT TO PAINT ROCK FARM LAKE ESTATES OWNERS ASSOCIATION, DATED JULY 16, 1976, OF RECORD IN THE REGISTER'S OFFICE FOR ROANE COUNTY, TENNESSEE, IN DEED BOOK N, SERIES 13, PAGE 209.

TO HAVE AND TO HOLD the property above described, together with the hereditaments and appurtenances thereunto appertaining, and every right and interest therein, both legal and equitable to the said parties of the second part, their heirs and assigns, in fee simple forever.

The party of the first part hereby covenants that he is lawfully seized and possessed of said premises in fee simple and has a good and lawful right to convey the same, and that said property is free, clear and unencumbered, except as follows:

1. Deed of Trust conveyed by the party of the first part to G. W. Morton, Jr., Trustee, dated the 15 day of MARCH, 19 75, to secure a note of even date therewith in the original amount of \$ 20,000.00, payable to the order of First American Bank, Knoxville, Tennessee, on which there is now a balance due of \$ 11,500.00, of record in the Register's Office of Roane County, Tennessee, in Trust Book 307, Page 29, which note and Deed of Trust are hereby assumed and agreed to be paid by the parties of the second part as a part of the consideration aforesaid.
2. 1979 county real estate taxes which shall be prorated between the parties hereto.

Subject to the foregoing exceptions and matters, the party of the first part will forever warrant and defend