

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY  
**Myron C. Ely, Attorney**  
8930 Cross Park Drive  
Knoxville, Tennessee 37923  
File Number: 04W25186

THIS INDENTURE, made and entered into as of the 12th day of January, 2005 by and between

**John H. Story and William LJ**,

hereinafter referred to as Grantor, and

**Joseph Virga and Charles Virga**,

hereinafter referred to as Grantee,

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Jefferson, State of Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BK/PG: 700/237-239  
**05089327**

BOOK PAGE: BK - WARRANTY DEED	
DEPT. BATCH: 8301	
01/28/2005 - 10:34 AM	
VALUE	100000.00
MORTGAGE TAX	0.00
TRANSFER TAX	270.00
RECORDING FEE	15.00
DE FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	388.00

STATE OF TENNESSEE, JEFFERSON COUNTY  
**SARAH WEBB**  
REGISTER OF DEEDS

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforesaid real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered, except for the 2005 property taxes which are to be prorated between the parties hereto, and which second party assumes and agrees to pay,

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

[Signature]  
John H. Story

[Signature]  
William Li

STATE OF TENNESSEE )  
COUNTY OF KNOX )

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid personally appeared, JOHN H. STORY, to me known (or proved to me on the basis of satisfactory evidence) to be the person/persons described in and who executed the foregoing instrument and acknowledged, upon oath, that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and seal at office in said County this 25 day of January 2005.

[Signature]  
Notary Public



My Commission Expires: 03-06-05

STATE OF ILL )  
COUNTY OF COOK )

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid personally appeared, WILLIAM LI, to me known (or proved to me on the basis of satisfactory evidence) to be the person/persons described in and who executed the foregoing instrument and acknowledged, upon oath, that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and seal at office in said County this 11th day of January 2005.

[Signature]  
Notary Public



My Commission Expires: 10/11/06

STATE OF Tennessee )  
COUNTY OF Knox )

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is \$100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]  
Affiant

Subscribed and sworn to before me this 25 day of Jan 2005.

[Signature]  
NOTARY PUBLIC

My commission expires 03-06-05



THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

OWNER'S Address:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Joseph Virga Charles Virga 13009 Parktree Court Naples, FL 34110	Joseph Virga Charles Virga 13009 Parktree Court Naples, FL 34110	MAP PARCEL NUMBER 088 046

**EXHIBIT "A"**  
**Legal Description**

**SITU TATE** in District no. Eight (8) of Jefferson County, Tennessee, without the corporate limits of any municipality, and being all of Tract No. 10, Eden Shores Development, and being more particularly described as follows:

**BEGINNING** at an iron pin in the northern edge of the right of way of Foxfire Way, a common corner to Tract 11; thence leaving the edge of said right of way and with the line of Tract 11, North 38 deg. 58 min. 57 sec. East, 86.63 feet to a point (1002 foot contour line) and North 40 deg. 02 min. 06 sec. East, 98.42 feet to a point in the lake, a common corner to Tract 8; thence leaving the line of Tract 11 and with the line of Tract 8 onto the line of Tract 9, South 49 deg. 10 min. 04 sec. East, 226.09 feet to a point and continuing with the line of Tract 9, North 81 deg. 40 min. 07 sec. East (leaving the Lake) 507.38 feet to an iron pin in the western edge of the right of way of Foxfire Way; thence leaving the line of Tract 9 and with the edge of said right of way, South 18 deg. 28 min. 23 sec. West, 321.60 feet to an iron pin, South 38 deg. 05 min. 09 sec. West, 185.11 feet to an iron pin, South 62 deg. 54 min. 10 sec. West, 166.78 feet to an iron pin, North 55 deg. 47 min. 50 sec. West, 112.43 feet to an iron pin, North 26 deg. 37 min. 40 sec. West, 99.54 feet to an iron pin, with the arc of a circle in a northwesterly direction (R=423.943 feet, T=75.887 feet) 105.18 feet to an iron pin and North 46 deg. 55 min. 30 sec. West 272.88 feet to the point of **BEGINNING**; containing 5.4557 acres, (2.67 acres above the 1002 foot contour elevation line of the Douglas Lake Reservoir); according to the survey of Ronnie L. Sims, RLS # 683, 1020 Topside Drive, Sevierville, TN 37862.

**TOGETHER WITH AND SUBJECT TO** joint use of all private roads and easements serving Eden Shores Development in Deed Book 374, page 394; Mutual Easement Agreement in Deed Book 250, page 110; Easement Agreement in Deed Book 250, page 114; and Joint Use Right of Way in Deed Book 183, page 281, in the Register's Office for Jefferson County, Tennessee.

**BEING** part of the same property conveyed to John H. Story and William Li , by deed dated March 1, 2003, of record in Deed Book 566, page 415, in the Register's Office for Jefferson County, Tennessee.

**THIS CONVEYANCE** is made subject to all applicable restrictions, easements and building set back lines of record in the Register's Office for Jefferson County, Tennessee.