

1582
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Instrument #: 200911700194
 Book and Page: 61 5056 994
 DEED RECORRING FEE \$10.00
 DATA PROCESSING FEE \$2.00
 CONVEYANCE TAX \$676.73
 PROBATE FEE \$1.00
 Total Fees \$689.73
 User: AOC:Winkward
 Date: 11/17/2009
 Time: 3:17:29 PM
 Contact: Pam Hurst, Register
 Hamilton County, Tennessee

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:
P. Andrew McCallie & Erica K.	Mortgage Investors Group
McCallie / 977 Doddie Drive	8320 E. Walker Springs Lane, #200
Chattanooga, TN 37421	Knoxville, TN 37923
TAX MAP PARCEL NUMBER(S): 171A-K-025	

142762

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;

A.L. JAMES CONSTRUCTION AND DEVELOPMENT, LLC, a Tennessee Limited Liability Company, does hereby sell, transfer and convey unto P. ANDREW MCCALLIE and wife, ERICA K. MCCALLIE, the following described Real Estate:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
 Lot Seven (7), Final Plat, Davidson Place, as shown by plat of record in Plat Book 90, page 45, in the Register's Office of Hamilton County, Tennessee.
 REFERENCE is made for prior title to Deed of record in Book 8830, page 641, in the Register's Office of Hamilton County, Tennessee.
 Commonly known as: 977 Doddie Drive, Chattanooga, TN 37421.
 SUBJECT TO all easements and stipulations shown on plats of record in Plat Book 81, page 148 and Plat Book 90, page 45, in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO 75-foot Electric Power Board Easement as shown on subdivision plat.
 SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

No boundary survey of the within land was made at the time of this conveyance, and the description of the within land is not different from previous deed(s).

TO HAVE AND TO HOLD the said described Real Estate unto the said P. ANDREW MCCALLIE and wife, ERICA K. MCCALLIE, their heirs and assigns, forever in fee simple.

A.L. JAMES CONSTRUCTION AND DEVELOPMENT, LLC covenants that it is lawfully seized and possessed of said described Real Estate; has 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, it will forever warrant and defend the same against all other lawful claims.

IN WITNESS WHEREOF A.L. JAMES CONSTRUCTION AND DEVELOPMENT, LLC has hereunto caused its official name to be signed by its duly authorized officer, on this the 13th day of November, 2009.

A.L. JAMES CONSTRUCTION AND DEVELOPMENT, LLC

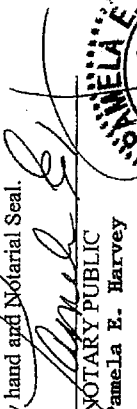

By: 
 Title:

Prepared By:
 Hale, Hale & McInturff
 Attorneys at Law
 724 Cherry Street
 Chattanooga, TN 37402

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this the 13th day of November, 2009, before me personally appeared A.L. Jones with whom I am personally acquainted, and who upon oath acknowledged himself to be the Chief Manager of A.L. JAMES CONSTRUCTION AND DEVELOPMENT, LLC, the within-named bargainer, and that he, as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said bargainer, by himself as such officer.

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


NOTARY PUBLIC
Pamela E. Harvey


My Commission Expires:

7/10/2011

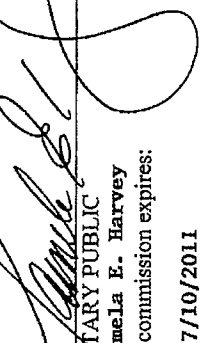
STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 182,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

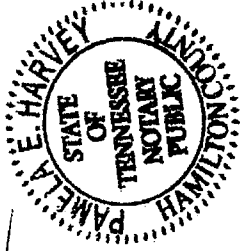

AFFIANT - Grantee

Subscribed and sworn to before me on

this 13th day of November, 2009.

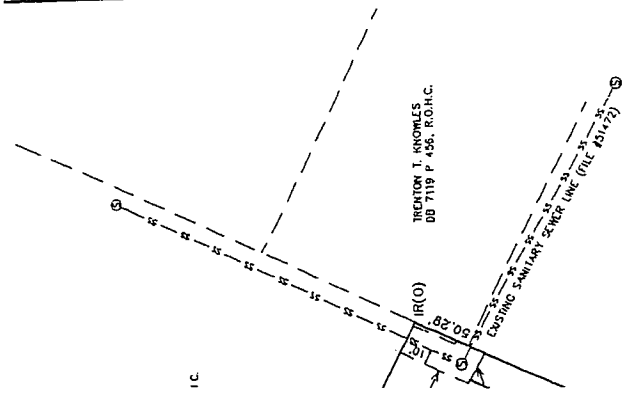

NOTARY PUBLIC
Pamela E. Harvey
My commission expires:

7/10/2011



IMPROVEMENTS: 1.25' x 146' 42.00
 BOOK AND PAGE: 81 415.00
 Recording Fee: 117.00
 Total Fees: 528.00
 User: 21-FEB-2006
 Time: 10:32:32 A
 Contact: Pam Hurst, Registrar
 Hamilton County, Tennessee

APPROVED FOR RECORDING
 HAMILTON COUNTY'S DEPT
 DATE: 2-21-06
 BY: *[Signature]*
 JURISDICTIONAL AUTHORITY
 DATE: 11-1-05
 BY: *[Signature]*
 CHATTAHOON COUNTY REGIONAL
 PLANNING COMMISSION
 DATE: 11-21-05
 BY: *[Signature]*



DONALD B. EVERETT &
 WIFE, REBECCA S. EVERETT
 DB 5708 P 679, R.O.H.C.

50' x 75'
 R.O.H.C.

DB 2300 P 822, R.O.H.C.

8/11/18
 F-13
 0002/2006

OWNER'S/DEVELOPER'S CERTIFICATION
 I, certify that I am the owner (in severalty or in common) of this property, and do hereby dedicate the easement and right-of-way shown to the public use forever.

[Signature]
 W. J. LAMSON, ROSS
 CHATTANOOGA, TN 37421
 (423) 892-8472

CERTIFICATE OF SURVEY
 I hereby certify that the boundaries of this property were surveyed by me, or under my supervision, that the survey was made in accordance with the laws of this State, and that the ratio of precision of the field data upon which this plat and survey are based is greater than 1" per 10,000'.

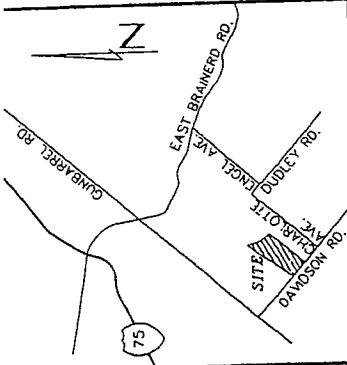


FINAL PLAT
RADER SUBDIVISION
OF CHATTANOOGA
COUNTY, TENNESSEE

FB: [] DWN: NCP [] CHKD: CES []
 SCALE: 1"=60' [] DATE: 12-08-05 [] P.L.N.O: 05-40390 []

Action Survey & Development Company
 675 AIRPORT ROAD, SUITE 100
 CHATTANOOGA, TENNESSEE 37421
 PHONE (423) 870-1000 FAX (423) 870-1018

8/18/14

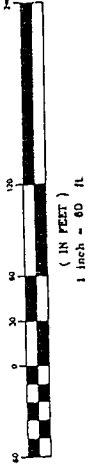


VICINITY MAP

- NOTES:
1. PRESENT ZONING: R-1.
 2. WATER SUPPLY: TENNESSEE-AMERICAN WATER COMPANY.
 3. AREA SUBDIVIDED: 5.70 ACRES±.
 4. IRON RODS PLACED ON ALL LOT CORNERS UNLESS NOTED OTHERWISE.
 5. TAX MAP PARCEL NO: 159P "A" 3.13
 6. THIS PLAT SUBDIVIDES PROPERTY DESCRIBED IN DB 2300 P 822, R.O.H.C.
 7. THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE CITY OF CHATTANOOGA.
 8. CITY ORDINANCE NO. 9942, ENTITLED "STORM WATER RUN-OFF AND EROSION CONTROL" SHALL APPLY TO ANY DISCHARGE OF SAME FROM THIS SUBDIVISION OF PROPERTY.
 9. THE 100 YEAR FLOOD ELEVATION IS 687.
 10. THE 100 YEAR FLOOD ELEVATION IS SHOWN AS PER FIRM MAP NUMBERS 47065CD368P & 47065CO60.
 11. PUBLIC SANITARY SEWERS AVAILABLE (NOVEMBER 7, 2002).
 12. NO FILL MATERIAL CAN BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO PREVENT STORM WATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.
 13. A 5' PRIVATE DRAINAGE EASEMENT IS RESERVED ALONG THE INSIDE OF ALL SIDE AND REAR LOT LINES & A 10' PRIVATE DRAINAGE EASEMENT IS RESERVED ALONG ALL THE LOT LINES THAT ARE EXTERIOR LOT LINES OF THE SUBDIVISION EXCEPT ROAD LINES. THESE DRAINAGE EASEMENTS ARE AUTOMATICALLY ABANDONED IF TWO OR MORE LOTS ARE COMBINED OR USED AS ONE LOT OR NO SETBACK IS REQUIRED.
 14. THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS.

DAM PROPERTIES, LLP
DB 7653 P 222, R.O.H.C

GRAPHIC SCALE



IR(O)

APPROXIMATE 100
YEAR FLOOD BOUNDARY

BELOW

PUBLIC SANIT
SEWER LAYEN

581.215 (8.7)
20.00'

S86713.30' P
280.00'

983.01'

LOT 2
4.47± ACRES
TIDEL

N2523.49'S

S2523.48' W

M.04' 23.02'

N2522.34'E

3.81

S85.07' 57" E 155.01'

CONCRETE DRIVE
N28.00' 00" E

72.84'

IR(O)

N64.00' 00" W

15' EOWER & COMM. EASEMENT

N8.40' 00" W

177.33'

IR(O)

DAVIDSON ROAD
40' R/W

AROLD J. & West R/W

ROBERT H. PATRICK &
wife, MARHERNE EVANGELINE PATRICK
DB 1972 P 814, R.O.H.C.

ARTHUR E. SOWER &
wife, BYLA B. SOWER
DB 1506 P 403, R.O.H.C.

LOT 135
ENGELTON HEIGHTS
PB 15 P. B. R.O.H.C.

LOT 134
ENGELTON HEIGHTS
PB 15 P. B. R.O.H.C.

LOT 133
ENGELTON HEIGHTS
PB 15 P. B. R.O.H.C.

LOT 132
ENGELTON HEIC
PB 15 P. B. R. O. H. C.

LOT 1
ENCE
PB 1:

718.84'

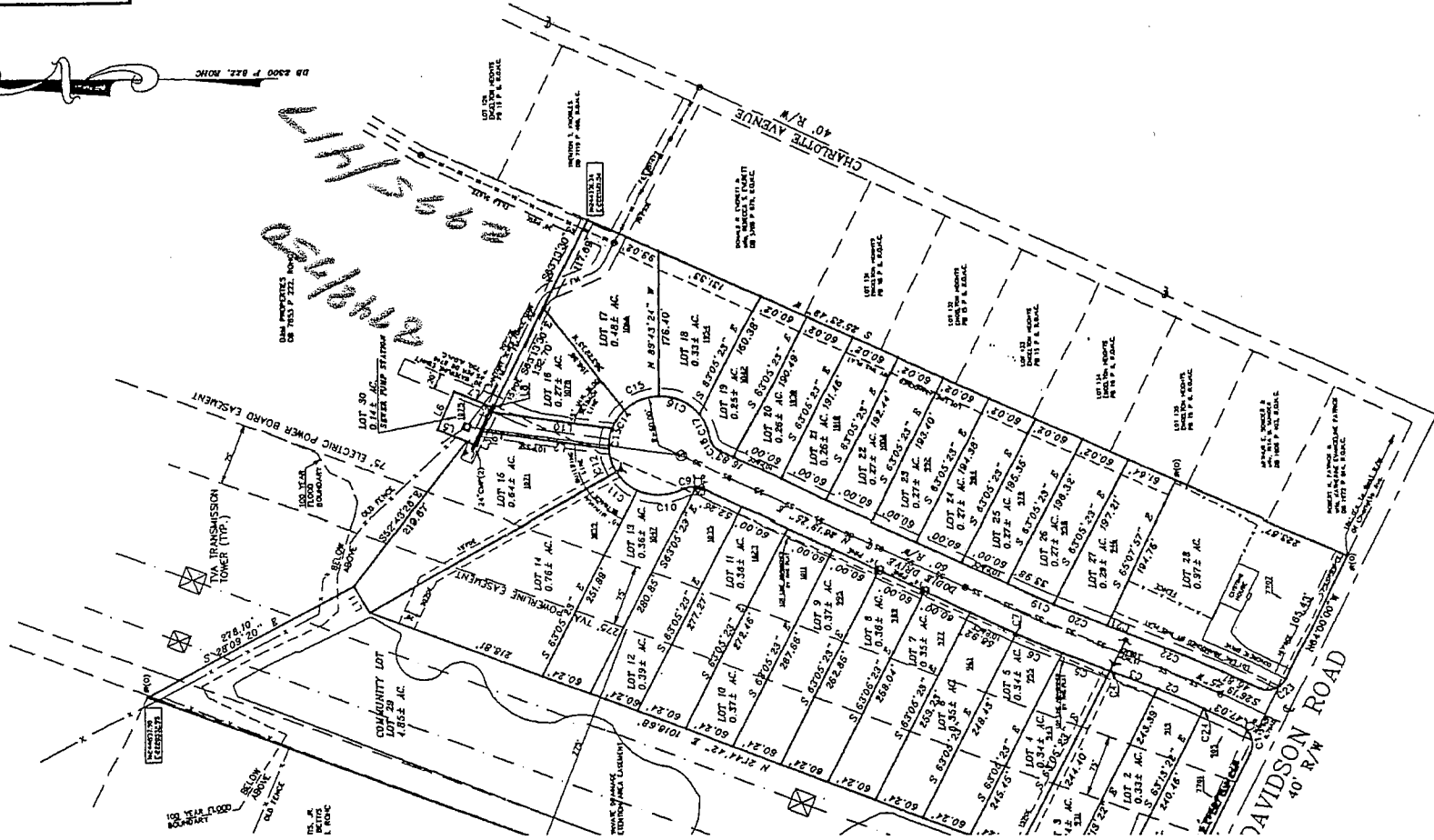
898.33'

DAM PROPERTY
DB 7653 P. 22

Lot 1: \$100.00
 Lot 2: \$100.00
 Lot 3: \$100.00
 Lot 4: \$100.00
 Lot 5: \$100.00
 Lot 6: \$100.00
 Lot 7: \$100.00
 Lot 8: \$100.00
 Lot 9: \$100.00
 Lot 10: \$100.00
 Lot 11: \$100.00
 Lot 12: \$100.00
 Lot 13: \$100.00
 Lot 14: \$100.00
 Lot 15: \$100.00
 Lot 16: \$100.00
 Lot 17: \$100.00
 Lot 18: \$100.00
 Lot 19: \$100.00
 Lot 20: \$100.00
 Lot 21: \$100.00
 Lot 22: \$100.00
 Lot 23: \$100.00
 Lot 24: \$100.00
 Lot 25: \$100.00
 Lot 26: \$100.00
 Lot 27: \$100.00
 Lot 28: \$100.00
 Lot 29: \$100.00
 Lot 30: \$100.00

APPROVED FOR RECORDING IN
 HAMILTON COUNTY GIS DEPARTMENT
 DATE 4/7/10
 BY [Signature]
 JURISDICTIONAL AUTHORITY
 DATE 4/7/10
 BY [Signature]
 CHATTAHAM COUNTY REGIONAL
 PLANNING COMMISSION
 DATE 4/7/10
 BY [Signature]

RECORDED PLAT DOES NOT
 TRANSFER PROPERTY
 OWNERSHIP
 DEED MUST BE RECORDED



OWNER'S/DEVELOPER'S CERTIFICATION
 I, the undersigned, being the owner of the property, do hereby certify that the plat is a true and correct copy of the original as shown to me and that there are no encumbrances on the property delineated.

[Signature]
 NEW GREAT RIVER
 1407 CAROLAN ROAD
 COLLEGEVILLE, TN 37363
 (+238) 492-8472

[Signature]
 D&M PROPERTIES
 1000 W. MAIN ST.
 RAINESVILLE, GA 30568
 (+233) 688-1319

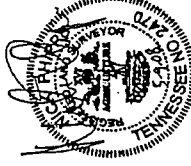
CERTIFICATE OF ENGINEER
 I hereby certify that I have designed all new roads, drainage, domestic water and sanitary sewers on this plat, and that the design meets proper engineering criteria.



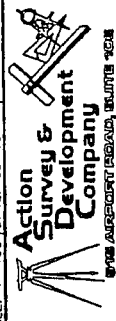
[Signature]
 JOE FARROW
 3258 ARLSON PARK
 COLLEGEVILLE, TN 37363
 (+238) 398-2282

CERTIFICATE OF SURVEY
 I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

Nick Phibbs
 Surveyor
 Tenn. Reg. No. 2110

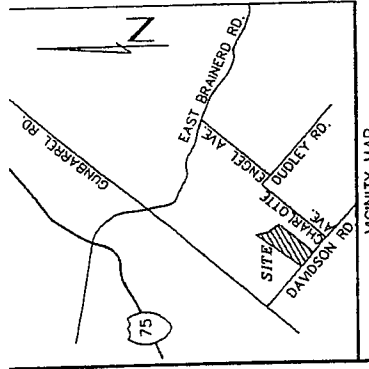


FBI: DWK: JMH [CHKD: MCP]
 SCALE: 1"=100' DATE: 05-09-08 [PJ NO. 07-4022D]



FINAL PLAT
 DAVIDSON PLACE
 CITY OF CHATTANOOGA

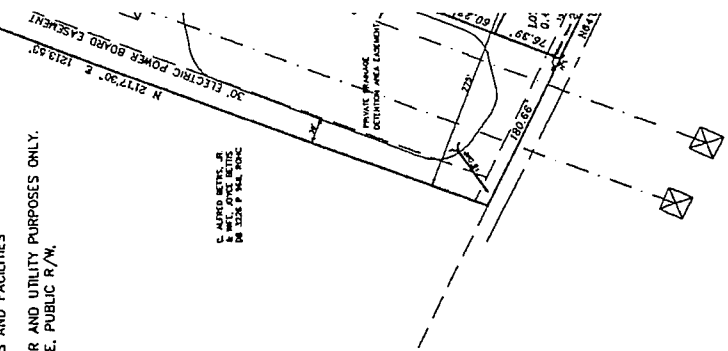
90/45



VICINITY MAP

NOTES:

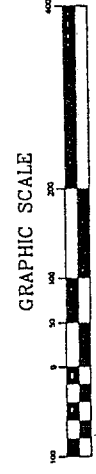
1. PRESENT ZONING: R-1.
2. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
3. AREA SUBDIVIDED: 15.67± ACRES
4. IRON RODS PLACED ON ALL LOT CORNERS UNLESS NOTED OTHERWISE.
5. TAX MAP PARCEL NO: 199-P-A-313, 319 & 328668 IN DB 7868 P 547.
6. THIS PLAT SUBDIVIDES PROPERTY DESCRIBED IN DB 7868 P 547, DB 7653 P 222, & DB 23500 P 822 & 823 P 823.
7. THIS SUBDIVISION HAS BEEN LEGISLATED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE CITY OF CHATTANOOGA.
8. CITY EROSION CONTROL SHALL APPLY TO ANY DISCHARGE OF STORM WATER FROM THIS SUBDIVISION.
9. THE 100 YEAR FLOOD ELEVATION IS 687.
10. THE 100 YEAR FLOOD BOUNDARY IS SHOWN PER FIRM MAP NUMBERS 47065C0368F & 47065C0481F (NOVEMBER 7, 2002), AND AS AMENDED BY LMR-F (CASE NO.: 08-04-1140A), JULY 17, 2008.
11. ELECTRIC POWER BOARD EASEMENTS ARE SHOWN AS DESCRIBED IN DB 1889 P 555, R.O.H.C.
12. PUBLIC SANITARY SEWER IS AVAILABLE BY GRAVITY FLOW.
13. NO FILL MATERIAL CAN BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPEDE STORM WATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.
14. THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS OR DRAINAGE DETENTION AREA EASEMENTS OR DRAINAGE DETENTION FACILITIES.
15. DRAINAGE DETENTION AREAS AND FACILITIES INSTALLED BY THE DEVELOPER CANNOT BE FILLED, ALTERED OR CHANGED IN ANY WAY WITHOUT PERMISSION FROM THE CITY ENGINEER.
16. THE CITY OF CHATTANOOGA RESERVES THE RIGHT TO ACCESS AT ANY TIME COMMUNITY LOT 29 TO INSPECT DRAINAGE DETENTION AREAS AND FACILITIES.
17. A 5' PRIVATE DRAINAGE EASEMENT IS RESERVED ALONG THE INSIDE OF ALL SIDE AND REAR LOT LINES EXCEPT ROAD LINES AND LINES WITH STORM DRAINAGE EASEMENTS. A 10' PRIVATE DRAINAGE EASEMENT IS RESERVED ALONG THE OUTER BOUNDARIES OF THIS SUBDIVISION EXCEPT ROAD LINES. THESE DRAINAGE EASEMENTS ARE AUTOMATICALLY ABANDONED IF TWO OR MORE LOTS ARE COMBINED OR USED AS ONE LOT OR NO SETBACK IS REQUIRED.
18. DUE TO EASEMENTS COVERING THE WHOLE LOT, NO BUILDING PERMIT IS PERMITTED ON COMMUNITY LOT 29.
19. THE OWNERS OF LOTS 1-29 ARE RESPONSIBLE TO MAINTAIN DRAINAGE DETENTION AREAS AND FACILITIES ON COMMUNITY LOT 29.
20. NO RESIDENTIAL BUILDING IS PERMITTED ON LOT 30. LOT 30 IS TO BE USED FOR SEWER AND UTILITY PURPOSES ONLY.
21. PDE-PRIVATE DRAINAGE EASEMENT; PSDRPPCE=PAVING, SIDEWALK, UTILITY, DRAINAGE, PUBLIC R/W, POWER & COMMUNICATIONS EASEMENT; PACE=POWER & COMMUNICATIONS EASEMENT; PSSE=PUBLIC SANITARY SEWER EASEMENT (WIDTHS INCLUDED)



E. MARCO BETA, JR.
S. W.L. POWELL METTS
DB 528 P 544, R.O.C.

LINE	BEARING	ARC LENGTH	CHORD LENGTH	DISTANCE
L2	N 09°01'44" E	151.05'		
L3	M 67°13'21" W	18.58'		
L4	N 23°46'39" E	13.14'		
L5	N 23°46'39" E	6.88'		
L6	S 27°14'39" W	50.00'		
L8	N 74°34'42" W	2.93'		
L9	N 66°13'21" W	5.59'		
L10	S 09°01'44" W	144.71'		
L11	N 60°02'28" E	37.05'		

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	39.13'	34.78'	N 71°08'42" E	89°40'35"	24.86'
C2	1823.19'	59.39'	58.39'	N 74°32'44" E	01°53'12"	50.02'
C3	1823.19'	3.74'	3.63'	N 72°41'05" E	01°50'06"	29.20'
C4	1823.19'	1.76'	1.76'	S 21°47'40" W	02°03'16"	0.89'
C5	1823.19'	60.18'	60.18'	S 22°44'31" W	01°50'25"	50.06'
C6	1823.19'	60.05'	60.05'	S 24°34'50" W	01°50'13"	50.03'
C7	1823.19'	1.08'	1.08'	S 25°20'35" W	02°01'59"	0.56'
C8	25.00'	15.65'	15.40'	N 17°16'37" E	18°53'38"	8.09'
C9	60.00'	35.03'	34.97'	S 06°47'43" E	35°32'15"	30.16'
C10	60.00'	29.75'	29.43'	S 42°26'45" W	53°27'15"	30.16'
C11	60.00'	25.19'	25.00'	S 73°21'37" W	28°23'25"	15.18'
C12	60.00'	26.34'	26.17'	N 80°25'10" W	2°40'02"	12.78'
C13	60.00'	45.56'	44.49'	N 55°49'11" W	25°08'55"	13.38'
C14	60.00'	54.02'	52.22'	N 21°29'41" W	43°31'20"	23.95'
C15	60.00'	29.77'	29.43'	N 26°04'16" E	28°32'14"	15.20'
C16	60.00'	24.53'	24.03'	N 53°18'27" E	53°58'05"	12.73'
C17	60.00'	24.53'	24.03'	S 25°08'44" W	02°49'05"	13.02'
C18	1823.19'	68.48'	68.48'	S 23°37'39" W	02°09'05"	34.23'
C19	1823.19'	24.97'	24.57'	S 22°09'35" W	02°47'05"	17.48'
C20	1823.19'	123.06'	123.06'	N 23°38'59" E	03°45'53"	61.56'
C21	25.00'	39.41'	35.46'	S 18°50'18" E	90°19'23"	25.14'
C22	1823.19'	1.03'	1.03'	S 23°30'18" W	02°01'57"	0.54'



GRAPHIC SCALE