

This Instrument Prepared By:  
R. Scott Elmore  
The Elmore Law Firm, P.C.  
5301 Kingston Pike  
Knoxville, Tennessee 37919

Amends Master Deed of Record as Instrument  
200510170034666, Knox County Register of  
Deeds Office.

SHERRY WITT  
REGISTER OF DEEDS  
KNOX COUNTY

**FIRST AMENDMENT TO MASTER DEED  
FOR WISTERIA PLANTATION CONDOMINIUMS  
TO ANNEX PHASE TWO**

**WHEREAS, C.L. GREENE DEVELOPMENT, LLC** was the original Developer of Wisteria Plantation Condominiums Phase One as set forth in the Master Deed of record as Instrument No. 200510170034666 in the Register's Office for Knox County, Tennessee (hereafter referred to as the "Master Deed"); and

**WHEREAS,** the Master Deed contemplated that the condominium project would be constructed in phases; and

**WHEREAS,** Section 21(a) of the Master Deed provides that the Developer, may on its own (without the necessity or the consent or agreement of any Unit Owner or any other person), incorporate additional area into additional phases of the horizontal property regime governed by the Master Deed by the unilateral execution by Developer, and recording of an amendment to the Master Deed setting forth the additional real property to be brought within the provisions of the Master Deed and reciting that it shall be held and conveyed subject to the provisions of the Master Deed as an additional phase of Wisteria Plantation Condominiums; and

**WHEREAS,** the Developer now desires to amend the Master Deed pursuant to Section 21(a) to annex and incorporate additional real property into Wisteria Plantation Condominiums to be known as Phase Two;

**NOW, THEREFORE,** in consideration of the premises and for the mutual benefit and valuable consideration, the Developer, pursuant to Section 21(a) of the Master Deed hereby amends the Master Deed as follows:

1. The legal description of the additional real property annexed and incorporated into Wisteria Plantation Condominiums is attached hereto as **Exhibit A** and incorporated herein by reference and shall be referred to as Phase Two.

2. The Plat of Wisteria Plantation Condominiums, Phase Two, is attached hereto as **Exhibit A.1** and incorporated herein by reference.

3. The Property, Common Elements and Units described in **Exhibit A** and shown on **Exhibit A.1** are hereby submitted to the provisions of the Horizontal Property Act of the State of Tennessee and shall be held and conveyed subject to the provisions of the Master Deed as Phase Two of Wisteria Plantation Condominiums.

4. Except as amended herein, all of the terms and conditions contained within the original Master Deed shall remain in full force and effect.

5. Capitalized terms used herein shall have the same meaning as in the Master Deed, unless specifically defined herein.

6. This First Amendment to Master Deed is made by Developer pursuant to the provisions and authority of Section 21(a) of the Master Deed.



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REC'D FOR REC 08/10/2007 3:19:32PM  
RECORD FEE: \$27.00  
M. TAX: \$0.00 T. TAX: \$0.00



**EXHIBIT A**

Phase 2 of the Master Plan,  
Wisteria Plantation Condominiums

  
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Being a 2.858, more or less, acre tract of land and being a portion of the property standing in the name of C. L. Greene Development, LLC, which is of record as instrument number 200405070102878, and being a portion of Lot 1 of the Subdivision Plat of Wisteria Plantation, which of record as instrument number 200505090089675, all of the Register's Office of Knox County, Tennessee and lying in the Eighth Civil District of Knox County, Tennessee, and without the corporate limits of the City of Knoxville and being more particularly described as follows:

Commencing at the point lying on the most Northwesterly margin of Strawberry Plains Pike and being the most Easterly corner of Lot 1 of the aforementioned Subdivision Plat of Wisteria Plantation and being a common corner to the Marvin U. Neal and wife, Wanda Neal property, which is of record in Deed book 2106, Page 1074, of said Register's Office, said point lying South 39 degrees 55 minutes 41 seconds West a distance of 133.14 feet from a City Monument referenced as KCM 909 and bearing coordinates of N-611,988.855, E-2,623,948.226; thence leaving said most Northwesterly margin of Strawberry Plains Pike and continuing with the common line of said Lot 1 and the aforementioned Neal's property North 58 degrees 06 minutes 17 seconds West a distance of 239.68 feet to an existing iron pin, said point being the most Northerly corner of said Lot 3 and being a common corner to said Lot 1 of the Subdivision Plat of Wisteria Plantation; thence continuing with the common line of said Lot 1 with said Lot 3 and Lot 2 of the aforementioned Subdivision Plat of Wisteria Plantation and crossing Wisteria View Way (50' Private Drive) South 30 degrees 54 minutes 12 seconds West a distance of 326.90 feet to the Point-of-Beginning, said point being the most Easterly corner of the herein described tract; thence continuing with the common line of the herein described tract and said Lot 2 of the aforementioned Subdivision Plat of Wisteria Plantation South 30 degrees 54 minutes 12 seconds West a distance of 97.58 feet to a point; thence severing said Lot 1 of the aforementioned Subdivision Plat of Wisteria Plantation the following eight calls:

North 63 degrees 53 minutes 11 seconds West a distance of 225.85 feet to a point, thence continuing South 28 degrees 09 minutes 14 seconds West a distance of 72.48 feet to a point; thence continuing with a curve to the right having a radius of 89 feet, an arc length of 6.75, a chord bearing of South 30 degrees 19 minutes 33 seconds West and a chord distance of 6.75 feet to a point; thence continuing South 32 degrees 29 minutes 51 seconds West a distance of 101.58 feet to a point; thence continuing with a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of South 77 degrees 29 minutes 51 seconds West and a chord distance of 35.36 feet to a point; thence continuing North 57 degrees 30 minutes 09 seconds West a distance of 132.21 feet to a point; thence continuing with a curve to the right having a radius of 89.00 feet, an arc length of 50.87, a chord bearing of North 41 degrees 07 minutes 42 seconds West and a chord distance of 50.18 feet to a point; thence continuing South 65 degrees 14 minutes 46 seconds West a distance of 41.72 feet to a point; thence continuing North 89 degrees 50 minutes 24 seconds West a distance of 111.98 feet to a point,

said point lying on the most Easterly line of Freeman Lennith Lee, Jr. & Wanda Sue Lee property, which is of record in Deed Book 1942, Page 1180 and of record as Instrument number 1988040800117264, all of said Register's Office and being the most Westerly corner of the herein described tract; thence continuing with the common line of the herein described tract and the aforementioned Lee's property North 00 degrees 09 minutes 06 seconds East a distance of 401.44 feet to an existing iron pin, said point being the most Northwesterly corner of the herein described tract and being the most Northeasterly corner of the aforementioned Lee's property and being a common rear corner of Lot 22R and Lot 55 of the Final Plat, Pine Grove, Resubdivision of Lots 1-40, which is of record as instrument number 200605150095510, of said Register's Office; thence continuing with the common line of the herein described tract and said Lot 22R of the aforementioned Final Plat, Pine Grove, Resubdivision of Lots 1-40 South 87 degrees 45

minutes 37 seconds East a distance of 139.15 feet to a point; thence continuing and again severing said Lot 1 of the aforementioned Subdivision Plat of Wisteria Plantation the following nine calls:

South 00 degrees 26 minutes 57 seconds West a distance of 80.40 feet to a point; thence continuing South 22 degrees 12 minutes 03 seconds East a distance of 49.22 feet to a point; thence continuing with a curve to the left having a radius of 61.00 feet, an arc length of 72.01 feet, a chord bearing of South 33 degrees 58 minutes 41 seconds West and a chord distance of 67.90 feet to a point; thence continuing South 00 degrees 09 minutes 28 seconds West a distance of 72.71 feet to a point; thence continuing South 87 degrees 48 minutes 00 seconds East a distance of 231.42 feet to a point; thence continuing South 86 degrees 38 minutes 45 seconds East a distance of 105.87 feet to a point; thence continuing South 87 degrees 36 minutes 58 seconds East a distance of 83.97 feet to a point; thence continuing with a curve to the right having a radius of 92.00 feet, an arc length of 45.80 feet, a chord bearing of South 73 degrees 21 minutes 20 seconds East and a chord distance of 45.33 feet to a point; thence continuing South 59 degrees 05 minutes 42 seconds East a distance of 104.66 feet to a point,

said point being the Point-of-Beginning, containing 2.858 acres, more or less.

This description was prepared by Benchmark Associates, Inc., 10308 Hardin Valley Road, Knoxville, Tennessee 37932.



EXHIBIT A.1

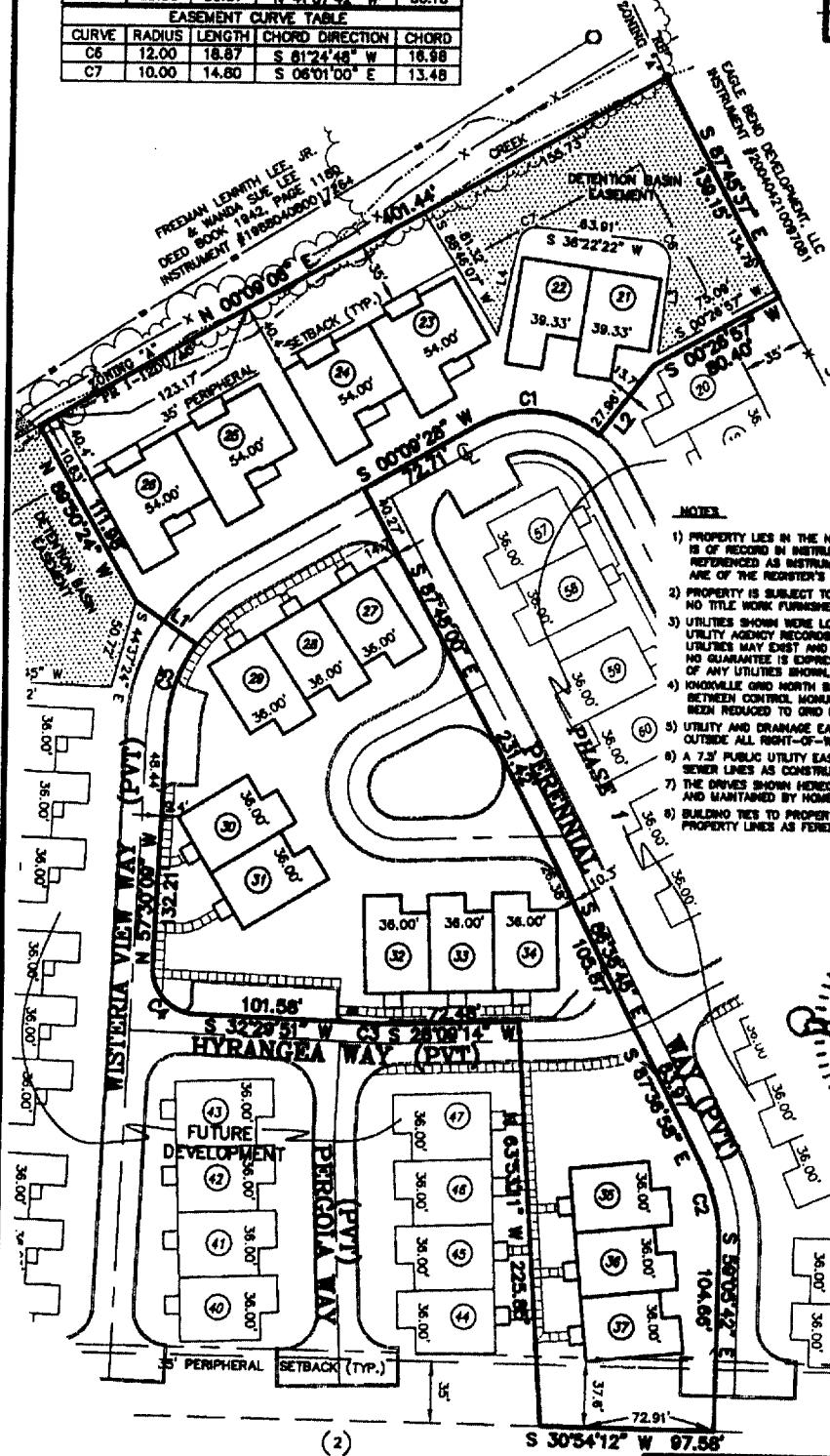
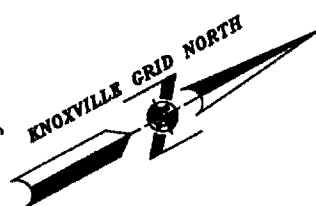
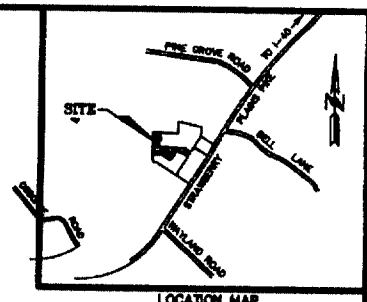
**PHASE 2 of the MASTER PLAN of  
WISTERIA PLANTATION CONDOMINIUMS**

CLT MAP 84-D, GROUP "A", A PORTION OF PARCEL 001  
SITUATED WITHIN THE EIGHTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE  
WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

PROPERTY CURVE TABLE					PROPERTY LINE TABLE		
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD	LINE	LENGTH	BEARING
C1	61.00'	72.01'	S 33°58'41" W	67.80'	L1	41.72'	S 65°14'48" W
C2	92.00'	45.60'	S 73°21'20" E	45.33'	L2	49.22'	S 22°12'03" E
C3	89.00'	6.75'	S 30°19'33" W	6.75'	L3	51.37'	N 53°32'47" W
C4	25.00'	39.27'	S 77°29'51" W	35.36'	L4	55.35'	S 48°24'22" E
C5	89.00'	50.87'	N 41°07'42" W	50.18'			

EASEMENT CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C6	12.00'	18.87'	S 81°24'48" W	18.98'
C7	10.00'	14.80'	S 06°01'00" E	13.48'



- NOTES**
- 1) PROPERTY LIES IN THE NAME OF C. L. GREENE DEVELOPMENT, LLC, AND IS OF RECORD BY INSTRUMENT #200400070102878, PLAT OF RECORD REFERENCED AS INSTRUMENT #200400000000078. ALL INSTRUMENTS ARE OF THE RECORDER'S OFFICE OF KNOX COUNTY, TENNESSEE.
  - 2) PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
  - 3) UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
  - 4) KNOXVILLE GRID NORTH BASED ON A BEARING OF NORTH 32°51' EAST BETWEEN CONTROL MONUMENTS No. 908 AND No. 908. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.
  - 5) UTILITY AND DRAINAGE EASEMENTS OF 5' INSIDE ALL LOT LINES AND 10' OUTSIDE ALL RIGHT-OF-WAY LINES AND INSIDE ALL PERMETER BOUNDARIES.
  - 6) A 7.5' PUBLIC UTILITY EASEMENT IS ESTABLISHED ON EACH SIDE OF SANITARY SEWER LINES AS CONSTRUCTED.
  - 7) THE DRIVES SHOWN HEREIN ARE BE PRIVATE DRIVES AND ARE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
  - 8) BUILDING TIES TO PROPERTY LINES ARE PERPENDICULAR TO EXTERIOR PROPERTY LINES AS FURNISHED.



(2)  
WISTERIA PLANTATION  
INSTRUMENT  
#200806060008675

REVISION	DATE	DESCRIPTION
②	07/30/2007	CHANGE UNIT NUMBERS
①	07/08/2007	CHANGE LAYOUT FOR UNITS 23-26, 54, 55

<p><b>BENCHMARK ASSOCIATES, INC.</b> Land Planners ♦ Land Surveyors</p>	<p>18300 Harpeth Valley Road Knoxville, Tennessee 37917 Phone: (615) 620-0900 Fax: (615) 620-0901 © 2007 BENCHMARK ASSOCIATES, INC.</p>	<p>WISTERIA PLANTATION CONDOMINIUMS, PHASE 2</p> <p>OWNER: C.L. GREENE DEVELOPMENT, LLC</p>	<p>EXHIBIT "A.1"</p> <p>DATE: 11 DECEMBER 2006 SCALE: 1"=80' DRAWN BY: [Signature] FILE NAME: 0400-PMSE2-1 BY PROJECT NO.: 04001</p> <p>1 OF 1</p>
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