INSTRUMENT PREPARED BY:
B. Paul Hatcher, Attorney
Hardwick-Hogshead Building
600 Georgia Avenue, Suite Three
Chattanooga, Tennessee 37402

Davidson County DEEDWARR
Recvd: 10/18/02 14:42 3pgs
Fees:18.00 Taxes:341.43
20021018-0128359

Address New Owner as follows: Send Tax Bills to: Map Parcel No: 59-5-128

Benjamin F. Witherspoon
Name

1315 Duncan Avenue **SAME**
Street Address **Street Address**

Chattanooga, TN 37404
City State Zip **City State Zip**

WARRANTY DEED

IN CONSIDERATION of **TEN DOLLARS ($10.00)** and other valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, **Lula Mae Crenshaw, unmarried and Olivia Parrish, unmarried**, (the "Grantors"), do hereby sell, transfer and convey unto, **Benjamin F. Witherspoon**, (the "Grantee"), the following described real estate located in Davidson County, Tennessee, to wit:

Located in Davidson County, Tennessee:

Being Lot No. 133 on the Plan of Buena Vista, Section 4, as of record in Bok 4300, page 81, Register's Office for said County, to which plan reference is here made for a more complete and accurate description of said lot.

Reference to prior title is made to Quitclaim Deed recorded in instrument number 20021018-0128358; see also Quitclaim Deed recorded in Book 11468, page 867 and Warranty Deed recorded in Book 4568, page 978 in the Register's Office of Davidson County, Tennessee.

Subject to all matters as set out on Plat recorded in Plat Book 4300, page 81, in the Register's Office of Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Subject to Restrictions as recorded in Book 4484, page 533 in the Register's Office of Davidson County, Tennessee.

Property taxes and assessments for the year 2002 and thereafter will be paid by the Grantee named herein.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Grantee, his heirs, executors, administrators and assigns forever, in fee simple.

And said Grantors, for themselves, their agents, heirs, executors, administrators and assigns, does hereby covenant with said Grantee, his agents, heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except as recited above, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand and seal this 25th day of September, 2002.

GRANTORS:

Lula Mae Crenshaw

Lula Mae Crenshaw

Olivia Parrish

Olivia Parrish

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the state and county aforesaid, Lula Mae Crenshaw, unmarried and Olivia Parrish, unmarried, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal at office in said county and state this 25th day of September, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jo Ann Smith

Notary Public

My Commission Expires:
1/29/06

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 **$92,279.42**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Benjamin F. Hitchcox
AFFIANT

Sworn to and subscribed before me
this 26th day of September, 2002.

Carma Farley
NOTARY PUBLIC

My Commission Expires:
11-28-05

CARMA FARLEY
NOTARY PUBLIC AT LARGE
GRAINGER COUNTY, TN.