BOX #14A

WARRANTY DEED

G#16727-2

Davidson County DEEDWARR
Recvd: 03/24/04 13:42 3pgs
Fees:18.00 Taxes:37.00
20040324-0033414

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$10,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of March, 2004.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE Comm. Expires 05/30/07

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
BENJAMIN F. WITHERSPOON	**"NEW OWNER"**	**Map 081-12-0, Parcel 267.00**
1315 Duncan Avenue		
Chattanooga, TN 37402		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARY ANN KIMBRO ESAW, as to a 62.5% undivided interest, and JAMES DOUGLAS KIMBRO, as to a 37.5% interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BENJAMIN F. WITHERSPOON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 330 on the Plan of McGavocks Town North Nashville, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Estella P. Putman and Lizzie V. Putman (mother and daughter, respectively), by Warranty Deed dated March 28, 1952, from W. S. McConnell and wife, Maggie McConnell, of record in Book 2040, Page 621, Register's Office for Davidson County, Tennessee.

THE said Estella P. Putman died July 1, 1969, intestate, leaving no spouse and two living children, namely the said Lizzie V. Putman and James Putman, and three children who had predeceased her, namely Perry Putman, Joe Putman, and Lillie Putman Kennedy. Perry Putman, and Joe Putman were never married and never had any children of their own. The said Lillie Putman Kennedy died in the early 1960's leaving no spouse and five children, all of whom survived her. Accordingly, Estella's one-half interest vested as a 1/6th interest in each of the said Lizzie V. Putman, James Putman, and Lillie Putman Kennedy's heirs.

THE said James Putman died intestate leaving no spouse or children. Accordingly, James' one-sixth interest vested as a 1/12th interest in each of Lizzie V. Putman and Lillie Putman Kennedy's heirs.

THE said Lillie Putman Kennedy died intestate (having predeceased her mother Estella) leaving five children, namely, Ross G. Kennedy, Jr., Wiley Knox, Peggy Kennedy Parrish, Elizabeth A. Kimbro, and Fannie Knox Jordan. Accordingly, Lillie Putman Kennedy's one-fourth interest (1/6th derived directly from her mother Estella and 1/12th derived posthumously (to her heirs) from her brother James Putman, for a total of 3/12th or 1/4) vested as a 1/20th interest in each of Ross G. Kennedy, Jr., Wiley Knox, Peggy Kennedy Parrish, Elizabeth A. Kimbro, and Fannie Knox Jordan. Note that Lillie Putman Kennedy's surviving spouse was one of her heirs. However, Lillie Putman Kennedy predeceased Estella P. Putman and Lillie Putman Kennedy's surviving spouse is not a heir of Estella P. Putman, only Lillie's children are.

THE said Fannie Knox Jordan died intestate leaving no spouse and three children, namely Charlie Mae Jordan Morris, Charles "Junior" Gibson, and Joe Davis Gibson. Accordingly, Fannie Knox Jordan's one-twentieth interest recited above vested as a 1/60th interest in each of Charlie Mae Jordan Morris, Charles "Junior" Gibson, and Joe Davis Gibson.

THE said Wiley Knox died intestate (having survived his sister Fannie Knox Jordan) leaving no spouse and no children. Accordingly, Wiley Kennedy's one-twentieth interest vested as a 1/80th interest in each of his siblings, Ross G. Kennedy, Jr., Peggy Parrish, Elizabeth A. Kimbro, and Fannie Knox Jordan's heirs, thereby leaving each of the said Ross G. Kennedy, Jr., Peggy Parrish, and Elizabeth A. Kimbro with a 1/16th interest (1/20th (or 4/80th) derived directly from their mother Lillie and 1/80 derived from Wiley, 5/80 being equal to 1/16), and leaving each of the said Charlie Mae Jordan Morris, Charles "Junior" Gibson, and Joe Davis Gibson with a 1/48th interest (1/60th (or 4/240th) derived directly from their mother Fannie and 1/240 derived from Wiley, 5/240 being equal to 1/48).

THE said Charles "Junior" Gibson died intestate (having survived Fannie Knox Jordan and Wiley Knox) leaving no spouse and no children. Accordingly, Charles "Junior" Gibson's one-forty-eighth interest vested as a 1/96th interest in each of Charlie Mae Jordan Morris and Joe Davis Gibson, thereby leaving each of the said Charlie Mae Jordan Morris and Joe Davis Gibson with a 1/32nd interest (1/48th (or 2/96th) derived as stated in the previous paragraph and 1/96 derived from Charles, 3/96 being equal to 1/32).

THE said Joe Davis Gibson died intestate (having survived Fannie Knox Jordan, Wiley Knox, and Charles "Junior" Gibson) leaving no spouse and one child, namely, Joe Davis Howard. Accordingly, Joe Davis Gibson's one-thirty-second interest vested in Joe Davis Howard.

THE said Lizzie V. Putman died leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee, under Case No. 93P-1413, of record in Will Book 187, Page 89, said Court Clerk's Office. Pursuant to said Will, Lizzie Putman's three-quarter interest was devised to Mary Ann Kimbro Esaw and James Douglas Kimbro.

IN summary, as of July 1, 2003, the property was vested as follows:

Mary Ann Kimbro Esaw	**37.5%**
James Douglas Kimbro	**37.5%**
Ross G. Kennedy, Jr.	**6.25%**
Peggy Parrish	**6.25%**
Elizabeth A. Kimbro	**6.25%**
Charlie Mae Jordan Morris	**3.125%**
Joe Davis Howard	**3.125%**
	100.000%

THE said Ross G. Kennedy, Jr., having since conveyed his interest to Mary Ann Kimbro Esaw, by Quitclaim Deed of record in Instrument No. 20040315-0029009, and re-recorded in Instrument No. 20040324-0033409**, Register's Office for Davidson County, Tennessee.**

THE said Peggy Parrish having since conveyed her interest to Mary Ann Kimbro Esaw, by Quitclaim Deed of record in Instrument No. 20040315-0029010, and re-recorded in Instrument No. 20040324-0033410**, said Register's Office.**

THE said Elizabeth A. Kimbro having since conveyed her interest to Mary Ann Kimbro Esaw, by Quitclaim Deed of record in Instrument No. 20040315-0029011, and re-recorded in Instrument No. 20040324-0033411**, said Register's Office.**

THE said Charlie Mae Jordan Morris having since conveyed his interest to Mary Ann Kimbro Esaw, by Quitclaim Deed of record in Instrument No. 20040202-0012659 and re-recorded in Instrument No. 20040324-0033412**, said Register's Office.**

THE said Joe Davis Howard having since conveyed his interest to Mary Ann Kimbro Esaw, by Quitclaim Deed of record in Instrument No. 20040202-0012660 and re-recorded in Instrument No. 20040324-0033413**said Register's Office.**

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is Improved (__XX__) Unimproved (____) property, known as: **1530 Arthur Avenue, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this **23rd** day of **March, 2004.**

Mary Ann Kimbro Esaw _____

MARY ANN KIMBRO ESAW

James Douglas Kimbro _____

JAMES DOUGLAS KIMBRO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY ANN KIMBRO ESAW and JAMES DOUGLAS KIMBRO,** 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 official seal at Nashville, Tennessee, this **23rd** day of **March, 2004.**

_____
Notary Public

My Commission Expires: 5/30/07

