3060 Buenaview

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 505
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-7-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP-PARCEL NOS:**
Benjamin F. Witherspoon, Trustee 1315 Duncan Avenue Chattanooga, TN 37404	Same	59-5-128

Davidson County DEEDWARR
Recvd: 06/30/05 15:00 2 pgs
Fees:12.00 Taxes:0.00



20050630-0075587

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Benjamin F. Witherspoon,** hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin F. Witherspoon, Trustee** of the **Benjamin F. Witherspoon Revocable Living Trust**, hereinafter referred to as Grantee, its successors and assigns, his interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

> Being Lot No. 133 on the Plan of Buena Vista, Section 4, as of record in Book 4300, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Benjamin F. Witherspoon, by deed from Lula Mae Crenshaw, unmarried, and Olivia Parrish, unmarried, of record in Instrument No. 20021018-0128359, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3060 Buenaview Blvd., Nashville, Tennessee 37218.

This conveyance is made 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. This conveyance is also made subject to restrictions as recorded in Book 4484, page 533, in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 8 day of June, ~~2004~~ 2005

Benjamin F. Witherspoon

STATE OF TENNESSEE)
COUNTY OF Knox CO)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin F. Witherspoon**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chattanooga, Tennessee, this 8 day of June, ~~2004~~ 2005

Notary Public

My Commission Expires: exp 12-19-06

JESSICA LEIGH POIRIER
NOTARY PUBLIC AT LARGE
KNOX CO. TENN.