1534 Arthur

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	Map 081-12-0, Parcel ~~16115~~ 266.00.

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

20050630-0075588

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 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:

> Land in Davidson County, Tennessee, being Lot No. 329 in Town of McGavock, a plan of which is recorded in Book 21, page 23, of the Register's Office for Davidson County, Tennessee, Lot No. 529 Town of McGavock fronts 50 feet on the easterly side of Wetmore (now Arthur) Avenue and runs back between parallel lines 130 feet to a 16 feet alley.
>
> Being the same property conveyed to Benjamin Witherspoon and wife, Theolester Witherspoon, by deed from Mable Suggs, of record in Book 4297, Page 26, Register's Office for Davidson County, Tennessee. The said Theolester Witherspoon having since passed away and the property being solely vested in the name of Benjamin Witherspoon.

This is unimproved property known as 1534 Arthur Avenue, Nashville, Tennessee 37208.

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.

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

Benjamin Witherspoon

STATE OF TENNESSEE)
COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin 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

Jessica L. Poirier

Notary Public

My Commission Expires: 12-19-06

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