

Mail Nick R. Smith, Manager

EXEMPT

ADDRESS NEW OWNER (S) AS FOLLOWS:		SEND TAX/BILLS TO:	MAP PAGE NUMBER
TOWN OF LOOKOUT MOUNTAIN		Smith	1661-C/1667-5
(NAME)		(NAME)	
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)	
Lookout Mountain, Tenn. 37550			
(CITY)	(STATE)	(ZIP)	
			BOOK 2214 PAGE 259

IN CONSIDERATION of our desire to make a gift to the herein named Grantee;

We, JAMES A. BURKART and Wife, NAOMI G. BURKART, acting to convey an undivided one-half ($\frac{1}{2}$) interest in and to the hereinafter described Real Estate, and I, EDWIN P. BEACHUM, SR., WIDOWER of MARY M. BEACHUM, deceased, covenanting that we were husband and wife at the time we acquired title to the hereinafter described Real Estate, and that we remained continuously husband and wife until the date of her death, acting to convey an undivided one-half ($\frac{1}{2}$) interest in and to the hereinafter described Real Estate, being vested with title to the said Real Estate as Tenants in Common, covenanting that there has been no division or partition thereof between us by either oral or written agreement, do hereby give, grant, transfer and convey unto Town of Lookout Mountain, Tennessee, a Municipal Corporation, the following described Real Estate:-

IN THE THIRD CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE:
Beginning at an iron rod in the Western line of Watauga Lane, being the extreme Northern corner of Lot No. Six Hundred Forty-six (646), Fairyland Addition; thence Northwardly with and along the Western line of Watauga Lane, and a curve to the right therein, a distance of 430 feet, more or less, to a marked corner; thence Northwestwardly, Westwardly and Southwestwardly, rounding the curve at the intersection of said Western line of Watauga Lane with the Southeastern line of Lookout Mountain Scenic Highway, to a corner marked by an old iron in the Southeastern line of Lookout Mountain Scenic Highway; thence Southwestwardly and Southwardly, with and along the Southeastern and Eastern line of Lookout Mountain Scenic Highway 347 feet, more or less, to an old iron marking the extreme North corner of the H. Fred Temple property; thence Southeastwardly along the Northeastern line of the H. Fred Temple property 275.2 feet to the Northwest line of Lot Six Hundred Forty-six (646), Fairyland Addition; thence Northeast along the Northwest line of said Lot Seventy-seven (77) feet to the point of beginning.

REFERENCE is made for prior title to Book 2014, page 92, in the Register's Office of Hamilton County, Tennessee. SUBJECT TO a 30-foot Construction Easement, recorded in Book 1707, page 279, in the Register's Office of Hamilton County, Tennessee, and a 10-foot Sewer Easement, the same crossing the above described property near the Southwestern boundary line thereof.

SUBJECT TO a pole located on the property between the Southwestern line of said Easements, and the Southwestern property line, and such service line as is served thereof.

SUBJECT TO the area near the Northern end of the premises, on which are located graves, and the rights of maintenance thereof, with right of access thereto.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

TO HAVE AND TO HOLD the said described Real Estate unto the said TOWN OF LOOKOUT MOUNTAIN, TENNESSEE, its successors and assigns, forever in fee simple.

DRAFTED BY
HALE & ELLIS, ATTORNEY AT LAW
722 CERRY STREET
CHATTANOOGA, TENN. 37403

We covenant that we are each lawfully seized and possessed of our respective undivided interest, as hereinabove set forth, in and to the said described Real Estate; have good right and lawful authority to sell and convey the same; that the title thereto is clear, free and unencumbered, except as hereinabove set out; and, we will forever warrant and defend the same against all other lawful claims.

IN WITNESS WHEREOF we have hereunto set our hands, on this the 27 day of December, 19 74.

James A. Burkart
JAMES A. BURKART
Naomi G. Burkart
NAOMI G. BURKART
Edwin P. Beachum, Sr.
EDWIN P. BEACHUM, SR.

STATE OF Tenn.)
COUNTY OF Hamilton)

On this 27 day of December, 19 74, before me personally appeared JAMES A. BURKART and Wife, NAOMI G. BURKART, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

Ken X. Stewart
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Oct. 3, 1976

STATE OF Tenn.)
COUNTY OF Hamilton)

On this 27 day of December, 19 74, before me personally appeared EDWIN P. BEACHUM, SR., to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

Ken X. Stewart
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Oct. 3, 1976

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IDENTIFICATION
REFERENCE

DEC 30 11 28 AM '74

NO TAX DUE
DOROTHY P. BRAMMER
County Register

DOROTHY P. BRAMMER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

-2-

DEC 30 1974

9* 4.00 * 4.00