BOOK 4558 PAGE 921

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 71

My Commission Expires

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruben Joyner, et ux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	27W 04610
316 Scott Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 83-2
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Par 320

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, Glendel D. Knight and wife, Opal S. Knight

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruben Joyner and wife, Amelia C. Joyner

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 part of Lot No. 11 on the original plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County, described according to a survey made by Lewis D. Justice, Surveyor, August 29, 1949, as follows:

BEGINNING at a point on the easterly margin of Scott Avenue 5 feet northerly from the northwest corner of a tract of land conveyed to Lorene Lott Bean by deed from Walter M. Lott and wife, of record in Book 1557, page 636, said Register's Office; thence with the easterly margin of said Scott Avenue, northwardly 85 feet to the southwest corner of the Bailey School Lot; thence with the southern boundary line of said Bailey School Lot, South 88° 15' East 400 feet to the northwest corner of a part of Lots Nos. 11 and 12 conveyed to Mary Ruth Taylor Walters by deed from Charles R. Land, of record in Book 1761, page 47, Register's Office for said County; thence with the western boundary line of said Walters' property, southwardly 80 feet to a point in the northern boundary line of a part of said Lots Nos. 11 and 12 conveyed to William E. Bibb and wife, by deed from Charles R. Land of record in Book 1757, page 235, said Register's Office; thence with the northern boundary line of said Bibb's property, North 88° 15' West 200 feet to the northwest corner of said Bibb's property; thence continuing in the same direction 200 feet, inall 400 feet, to the beginning.

BEING the same property conveyed to Glendel D. Knight and wife, Opal S. Knight, by deed from Richard Calvert Reynolds and wife, Nancy C. Reynolds, of record in Book 3433, page 585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1756, page 491 and taxes for the year 1971 which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 316 Scott Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 covenant 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 our hands this 30th day of November, 19 71

Glendel D. Knight
Glendel D. Knight

Opal S. Knight
Opal S. Knight

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glendel D. Knight and wife, Opal S. Knight

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 19 71

My Commission Expires FEB. 12, 1975

Commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

GLENDEL D. KNIGHT, ET UX

TO

RUBEN JOYNER, ET UX

B 40355

IDENTIF. REFERENCE

DEC 7 9 18 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Ruben Joyner

Return to: Shillman Bldg.
1020 Stahlman
Nashville, Tennessee

DEC-7-	CONV	15,950.00			
DEC-7-S TAX			A*	41.34	
DEC-7-RECFEE			A*	.50	
DEC-7-	MDEED		A*	4.00	* 45.84