BK/R 574 PG 184

Prepared by
REAU E. FOLK, JR. Attorney
3829 Clayton Ave., Nashville, Tenn.

WARRANTY DEED

F-543

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
96-10-170	Mr/Mrs Forrest H. McKnight 1811 Oxford Drive Murfreesboro, Tenn. 37130	Kimbrough-Kavanaugh & Assoc. 404 James Robertson Parkway Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. G-193381
3D-59550	2841 Lakeland Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated May 30, 1956, in the original principal sum of $12,000.00, payable to Kimbrough-Phillips Co., (now Kimbrough-Kavanaugh & Assoc.), in monthly installments of $61.31, including principal and interest at the rate of 4-1/2% per annum, and being secured by a deed of trust executed by William Montague Given, Jr. and wife, Gail S. Given, to Miller Kimbrough, Trustee, of record in Book 2523, page 101.

BUILDING CORPORATION OF AMERICA, a Tennessee corporation hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FORREST H. MCKNIGHT and wife, SARAH F. MCKNIGHT

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 81 on the Plan of Twin Lawn Subdivision, of record in Book 2331, page 9.

Said Lot No. 81 fronts 88 feet on the southerly side of Lakeland Drive and extends back between lines 168 feet on the westerly side and 193 feet on the easterly side to a broken line in the rear on which it measures 90.1 feet.

Being the same property conveyed to Building Corporation of America, a Tennessee corporation, by deed from Herbert H. Peppers and Hershel W. Peppers, as of record in Book 4356, page 138.

This conveyance is made subject to restrictions of record in Book 2338, page 511.

FEB-4??	CONV	15,292.78				
FEB-4??S'TAX			A*	39.78		
FEB-4??PR'FEE			A*	.50		
FEB-4??	WDEED		A*	4.00	*	44.28

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1972 Taxes.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31st day of January, 1972.

BUILDING CORPORATION OF AMERICA,
a Tennessee corporation

By: Horace U. Henley

Horace U. Henley, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4574 PAGE 185

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,292.78

Forrest H. McKnight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 1972

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL) Reau E. Folk, Jr. Notary Public

WARRANTY DEED
REF: vs

FROM

BUILDING CORPORATION OF AMERICA

TO

FORREST H. McKNIGHT AND WIFE

B 47376

IDENTIF. REFERENCE

FEB 4 9 15 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File; Reau Folk.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared Horace U. Henley, with whom I am personally acquainted, and who upon oath acknowledged himself to be the President of Building Corporation of America, a corporation, the bargainor, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Horace U. Henley as such President, [illegible]

Witness my hand and official seal at Nashville, Tennessee, this, the 31st day of January, 1972.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.