27-A

BOOK 8826 PAGE 591

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 19 92

Notary Public

MY COMMISSION EXPIRES July 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kenneth E. Joyner (NAME)	Dominion Bancshares Mortgage (NAME)	119
2916 Wingate Avenue (ADDRESS)	P.O. Box 291869 (ADDRESS)	14-161
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37229-1869 (CITY) (STATE) (ZIP)	6DA30052

FOR AND 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, Mary Ruth Miller Phillips, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth E. Joyner, unmarried

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:

BEING Lot No. 30 on the Plan of Tuggle Heights of record in Book 1130, page 90, Register's Office for for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Ruth Miller by deed from Dale H. Miller and wife, Susan R. Miller of record in Book 5881, page 497, Register's Office for Davidson County, Tennessee. The said Mary Ruth Miller having since married.

This conveyance is subject to any and all existing easements of record.

7.7.8.3.3.

IDENTIFICATION REFERENCE

Dec 30 8 34 AM '92

WILLIAM Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6332 12/30 0101 03CHECK 175.50

unimproved ( )
This is improved (X) property, known as 2916 Wingate Avenue, Nashville, TN 37211
(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 my hand this 11th day of December, 19 92

Mary Ruth Miller Phillips

Mary Ruth Miller Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8826 PAGE 592

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ruth Miller Phillips, a married person

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 11th day of December, 19 92.

Commission expires July 27, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute 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

STATE OF TENNESSEE
County

On this day of , 19 , personally appeared before me, , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this day of , 19 .

My commission expires:

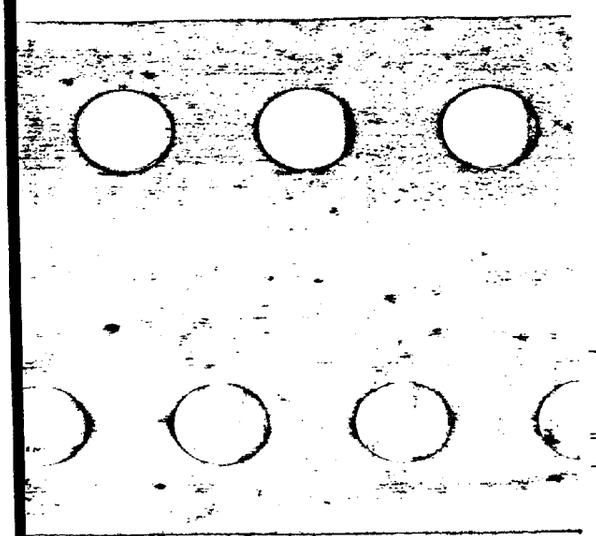
Notary Public

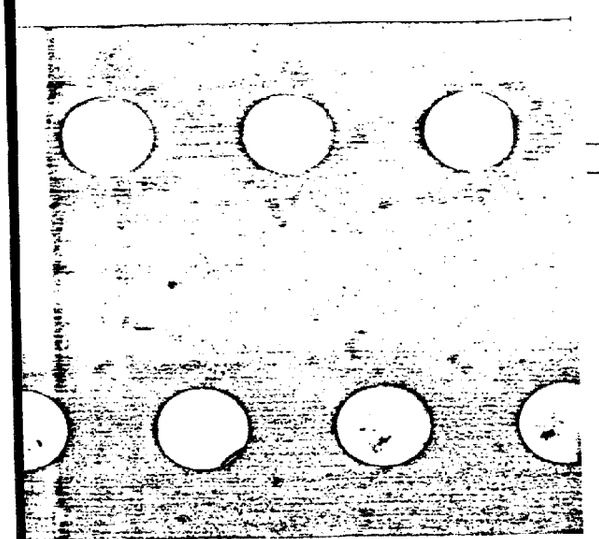
WARRANTY DEED

FROM Mary Ruth Miller Phillips

TO Kenneth E. Joyner

RETURN TO: Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8826 PAGE 593

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	8.00
TOTAL	175.50
CHECK	175.50

12/30/92 01 08:33 0001 6332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.8.3.3

IDENTIFICATION REFERENCE

DEC 30 8 34 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 605453