SEND TAX BILLS TO: New Owner
C. Roger Joynes
6573 Owens Chapel Road
Springfield, TN 37172

THIS INSTRUMENT PREPARED
BY: Joe R. Johnson, II
Attorney at Law
Springfield, Tennessee

Prepared from information supplied by the parties.
No title search performed by Attorney.

Map 104-10
Parcel 94

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed and delivered by **C. ROGER JOYNES, TRUSTEE OF THE CHARLES L. JOYNES TESTAMENTARY TRUST**, (a copy of said Last Will of Charles L. Joynes appearing of record at Will Book 234, Page 362, Probate Court for Davidson County, Tennessee), hereinafter called the Party of the First Part, to **C. ROGER JOYNES**, a single person, hereinafter called the Party of the Second Part;

WITNESSETH:

That for and in consideration of carrying out the terms of the Charles L. Joynes Testamentary Trust, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Party of the Second Part, heirs and assigns, a certain tracts or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 55 feet of Lot No. 59 on the Map of Bransford Realty Company's West End Heights, as of record in Book 332, pages 124 and 125, Register's Office for said County.

Said part of said lot fronts 55 feet on the northerly side of Fairfax Avenue and runs back between parallel lines 195 feet to an alley. Map 104-10, Parcel 94. Property Address: 306 Fairfax Avenue, Nashville, Tennessee.

****This is the same legal description as that appearing in the previous deed of record****

And being the same property conveyed to Charles L. Joynes and wife Ruth Joynes by deed from James Dayton Carden dated May 22, 1961, which deed is found of record in Book 3225, Page 195, said Register's Office for Davidson County, Tennessee. Further being that same property conveyed by Quitclaim Deed from Ruth Joynes to Charles L. Joynes dated June 17, 1999, and recorded in Book 11534, Page 807, said Register's Office. Said Charles L. Joynes passed away on January 24, 2000. Pursuant to his Will, appearing of record at will Book 234, Page 362, Probate Court of Davidson County, Tennessee, said property was to be held in trust for the benefit of his wife, Ruth Joynes, until her death. Said Ruth Joynes is now deceased, having passed away on December 21, 2015. Pursuant to the terms of the aforedescribed Trust, said real property was to pass to C. Roger Joynes upon her death.

BILL GARRETT, Davidson County
Trans:T20160012371 DEEDWARRSP
Recvd: 02/16/16 10:27 2 pgs
Fees:12.00 Taxes:0.00
20160216-0014164

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Party of the Second Part, heirs and assigns.

The Party of the First Part further covenant with the Party of the Second Part, heirs and assigns, that the trustee is lawfully seized and possessed of said land with fee simple title, the trustee has a good and perfect right to convey same, and that said property is unencumbered since the date and time that the Party of the First Part acquired title.

The Party of the First Part further covenants with the Party of the Second Part, that the trust will warrant and forever defend the title herein conveyed to said property against the lawful claims and demands of all persons whomsoever, claiming by, through and under the Party of the First Part, but no others.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set its signature this the 12th day of February, 2016.

THE CHARLES L. JOYNES TESTAMENTARY TRUST (FOR THE BENEFIT OF RUTH JOYNES)

C Roger Joynes, Trustee

BY: C. ROGER JOYNES, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared C. ROGER JOYNES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The CHARLES L. JOYNES TESTAMENTARY TRUST (FOR THE BENEFIT OF RUTH JOYNES), the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust himself as Trustee.

Witness my hand and official seal at office, this 12th day of February, 2016.

JOE R. JOHNSON II
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Joe R Johnson II
Notary Public

My Commission Expires: 8-13-17

This conveyance is exempt from Tennessee Transfer Tax pursuant to TCA §67-4-409(a)(3)(D), as a deed executed by the trustee of a testamentary trust to implement a testamentary devise by the trustor of the trust.