This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC-208521

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 104-16 Par. 210	Mr/Mrs. David Vanderkooi same as below	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) W24-11560	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1706 Beechwood Avenue	LOAN OR ACCOUNT NO. A/C # 16256 Loan # 65101 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

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

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 November 25, 1964, in the original principal sum of $12,300.00, payable to Guaranty Mortgage Company of Nashville, in monthly installments of $73.80, including interest as set forth in said note, said note being secured by a deed of trust executed by Frank St. Charles, Jr., and wife, to Herschel Greer, Trustee, as of record in Book 3836, page 930, said debt being assigned to The Greater New York Savings Bank by instrument of record in Book 3841, page 717.

FRANK ST. CHARLES, JR., and wife, ROSA LEE ST. CHARLES, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DAVID VANDERKOOI and wife, LENORE VANDERKOOI,

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 the west 13.6 feet of Lot No. 203 and the east 50 feet of Lot No. 204 on the Plan of Belmont Heights, as of record in Book 421, page 34.

Said parts of said lots adjoin and front together 63.6 feet on the north side of Beechwood Avenue, and runs back between parallel lines, 198.3 feet to an alley.

Being the same property conveyed to Frank St. Charles, Jr. and wife, Rosa Lee St. Charles, by deed from George L. Martin, et al, as of record in Book 3836, page 929.

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 except for 1969 taxes which have been prorated and assumed by the buyers.

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 27th day of February, 1969.

Rosa Lee St. Charles
Rosa Lee St. Charles

Frank St. Charles, Jr.
Frank St. Charles, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4314 PAGE 214

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Frank St. Charles, Jr., and wife, Rosa Lee St. Charles, the bargainor(s), 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, the 27th day of February, 19 69.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

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____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,900.00

David Vanderkooi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 1969

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: db

FROM
FRANK ST. CHARLES and wife

TO
DAVID VANDERKOOI and wife

A 32273

IDENTIF. REFERENCE

MAR 3 11 09 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AR-3$	CONV	14,900.00			
AR-3$	S'TAX		B*	38.74	
AR-3$	PR'FEE		B*	.50	
AR-3$	W'DFEE		B*	3.00	* 42.24

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

Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, 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 _____ as such _____, and attesting the same by the said _____ as such _____.

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

_____
Notary Public

My commission expires: