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

WARRANTY DEED

TTC 209667

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 128-14 Par 16 R S.	Mr/Mrs V. Wayne McCoy same as below	Guaranty Mortgage Company 316 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 9D-5679	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 8032 Sawyer Brown Road	LOAN OR ACCOUNT NO. 23845 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 July 26, 1966, in the original principal sum of $18,800.00, payable to Guaranty Mortgage Company in monthly installments of $109.79, including interest as set forth in said note, and being secured by a deed of trust executed by J. C. McCaleb and wife to Herschel Greer, Trustee, as of record in Book 4041, page 889,

J. C. McCALEB and wife, RHEA ANN McCALEB,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto V. WAYNE McCOY and wife, GEORGIA L. McCOY,

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. 16 on the Plan of Harpeth Park, Section I, as of record in Book 3600, page 92.

Said Lot fronts 90 feet on the southerly side of Sawyer Brown Road and runs back 170 feet on the easterly line and 190 feet on the westerly line to a dead line in the rear on which it measures 92.02 feet.

Being the same property conveyed to J. C. McCaleb and wife, Rhea Ann McCaleb, by deed from G. H. Todd, et al., as of record in Book 4041, page 888.

This conveyance is made subject to restrictions of record in Book 3844, page 701.

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 1969 Metro 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 1st day of May, 1969.

Rhea Ann McCaleb
Rhea Ann McCaleb

J C McCaleb
J. C. McCaleb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4330 PAGE 227

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named J. C. McCaleb and wife, Rhea Ann McCaleb,

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 1st day of May, 1969.

My commission expires: July 26, 1970

Reau E. Folk Jr.
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 $ 24,420.24

J. Wayne McCoy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 1969

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: hs

FROM J. C. McCALEB and wife

TO J. WAYNE McCOY and wife

A 39301

IDENTIF. REFERENCE

MAY 2 12 07 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-2$	CONV	24,420.24				
MAY-2$	S'TAX		A*	63.44		
MAY-2$	PR'FEE		A*	.50		
MAY-2$	WDFED		A*	3.00	*	66.94

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

File: Reau 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____.

My commission expires: _____
Notary Public