Davidson County DEEDWARR
Recvd: 07/18/07 13:14 2 pgs
Fees:13.00 Taxes:466.77

20070718-0085494

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$126,153.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF **JULY, 2007.**

Notary Public

MY COMMISSION EXPIRES: 9-22-2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAROLYN J. BOSTICK	SunTrust Mortgage, Inc	**050-13-0-011.00**
(NAME) **2128 WEST RICHMOND HILL DRIVE**	(NAME) 1001 Semmes Ave.	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LOREN VANDERKOOI AND LENORE VANDERKOOI, BOTH MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLYN J. BOSTICK,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Golden Valley Estates, Section 1, of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 10, fronts 56 feet on the northerly margin of Richmond Hill Drive and runs back between parallel lines 150 feet to a dead line in the rear.

Included in the above description but specifically excluded from this conveyance is the following:

Being part of Lot No. 10 on the plan of Golden Valley Estates, Section 1, as of record in Book 4175, page 142, Register's Office Davidson County, Tennessee and being more particularly described as follows:

Beginning at the point of intersection of the west boundary of lot 11 of the said estate with the south right of way of the proposed Briley Parkway; thence with the said west boundary southwardly 22 feet more or less to a point; thence south 86 degrees 03 minutes 38 seconds west 56 feet more or less to a point in the east boundary of lot 9; thence with the said east boundary northwardly 22 feet more or less to a point in the said south right of way; thence with the said south right of way eastwardly 56.0 feet to the point of beginning and containing 1400 square feet and being part of the same property conveyed by Impala Homes Inc., to Noble Davis, Jr., and wife, Inez Davis of record in Book 4567, page 874, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Loren Vanderkooi, married and Lenore Vanderkooi, married, tenants in common with rights of survivorship, from Noble Davis, Jr., a single man, by deed dated August 16, 2006 of record as Instrument No. 20060822-0103354, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in 4175, page 142 and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS HEREIN.

unimproved ( )
This is improved(X) property, known as **2128 WEST RICHMOND HILLS DRIVE, NASHVILLE, TN 37207**
(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 our hands this 16th day of **July, 2007**.

LOREN VANDERKOOI

LENORE VANDERKOOI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Loren Vanderkooi and Lenore Vanderkooi**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of July, 2007.

My commission expires: **September 22, 2007**

Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.