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This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

Warranty Deed

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ralph E. Turner, et ux 504 Mathes Court Goodlettsville, TN. 37072	Same	12-2 7 pw

FOR AND IN CONSIDERATION of the sum of Eight Thousand Two Hundred Fifty and no/100 ($8,250.00) ---------- Dollars,

GOODLETTSVILLE DEVELOPMENT CO., INC.,

has this day bargained and sold, and does hereby transfer and convey unto the said RALPH E. TURNER and wife, ANITA S. TURNER, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 2, of Grizzard Manor, Section 4, 10th Civil District, Davidson County, Tennessee, as of record in Plat Book 4675, page 156, Register's Office for Davidson County, Tennessee, to which reference is made for a full and complete description of said lot.

Being a portion of the same property conveyed to Goodlettsville Development Co., Inc., by deed from Thomas Grizzard, et al, of record in Book 4579, pages 65 & 69, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, knownas _____

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said RALPH E. TURNER and wife, ANITA S. TURNER, their heirs and assigns forever, it covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as of record.

IT FURTHER covenants and binds itself, its successors, heirs and representatives, to warrant and forever defend the title to said real estate to said RALPH E. TURNER and wife, ANITA S. TURNER, their heirs and assigns, against the lawful claims of all persons.

For and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantees herein do agree to assume all responsibility for a certain warranty as set forth in restrictive covenants as of record in Book 4872, page 893, Register's Office for Davidson County, Tennessee, with particular reference to paragraph 15 of said restrictive covenants. The Grantees hereunder agree that the private sewage disposal system for each residential structure on each lot purchased by this conveyance shall comply in full with all Metropolitan Health Department regulations and the Metropolitan Government Code of Law Provisions. It is understood and agreed that the Metropolitan Board of Health has the right to require the Grantees herein of this conveyance to warrant the private sewage disposal system on each lot conveyed herein to the purchaser of any lot or the subsequent purchaser of any lot for a period of three (3) years from the date of the issuance of a building permit, or five (5) years from the date of recording the subdivision plat, whichever occurs first.

The Grantees agree to repair or replace said private sewage disposal system in accordance with the recommendations made by authorized representatives of the Metropolitan Health Department within ten (10) days of the issuance of notice of said recommendation. The Grantor and Grantees herein agree that a copy of this formal written agreement shall be incorporated in the Warranty Deed and shall be filed with the Bureau of Environmental Control of the Metropolitan Health Department within ten (10) days of the execution hereof.

The Grantees herein join in the execution of this Warranty Deed for the purpose of acknowledging their understanding and agreement to be bound by the covenant herein contained, warranting the public sewage disposal system to be constructed on each lot herein conveyed and said Grantees agree to relieve the Grantor from all obligations pursuant to said restrictive covenants and conditions contained in paragraph 15 of the restrictive covenants of record in Book 4872, page 893, R.O.D.C.

WITNESS our hands this 15th day of August, 1975, the corporate party having caused its name to be signed hereto by its duly authorized officers on said date and date.

GOODLETTSVILE DEVELOPMENT CO., INC.

Ralph E. Turner

BY _____

Ralph E. Turner

Anita S. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater. for this transfer is $ 82,500.

Marie W Butterworth
Affiant

Subscribed and sworn to before me this 15 day of August, 1975.

Notary Public

My commission expires: 9-12-78

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, G G Garrett Jr, a Notary Public in and for said County and State, Ralph E. Turner and wife, Anita S. Turner

the within named 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 Goodlettsville, Tenn. this 15th day of August, 1975.

G G Garrett Jr
Notary Public

Commission expires 9-12-78

G. GARRETT, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, G G Garrett Jr, a Notary Public of the State and County aforesaid, personally appeared H S Moss with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Goodlettsville Development Co., Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President

Witness my hand and seal, at office in Goodlettsville, Tenn. this 19 day of August, 1975.

G G Garrett Jr
Notary Public

Commission expires 9-12-78

G. GARRETT, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AUG 20 75	CONV	*8,250.00			
AUG 20 75	S'TAX		A*	21.32	
AUG 20 75	PR'FEE		A*	.50	
AUG 20 75	W'DEED		A*	6.00	* 27.82

WARRANTY DEED

FROM

Goodlettsville Development Co., Inc.

TO

Ralph E. Turner et ux

D 12047

IDENTIF. REFERENCE

AUG 20 1 44 PM '75

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS