THIS INSTRUMENT PREPARED BY:
HAYNES & SMITH , Attorneys
140 North Main Street
Goodlettsville, TN 37072

BOOK 5018 PAGE 234

WARRANTY DEED

4315 PARCEL 215
RC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George B. King, et ux 1120 Bubbling Wells Road Madison, Tennessee 37115	Same	

FOR AND IN CONSIDERATION of the sum of Seven Thousand ($7,000.00) ----------DOLLARS,

GOODLETTSVILLE DEVELOPMENT CO., INC.

has this day bargained and sold and does hereby transfer and convey unto the said GEORGE B. KING and wife, ELIZABETH C. KING, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 97 of Grizzard Manor, Section 5, 10th Civil District, Davidson County, Tennessee, as of record in Plat Book 4675, page 164, 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 and 69, Register's Office for Davidson County, Tennessee.

This is unimproved (x) property, known as _____
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GEORGE B. KING and wife, ELIZABETH C. KING, their heirs and assigns forever, and it covenants that it is lawfully seized and possessed of said real estate in fee simple, has a 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 GEORGE B. KING and wife, ELIZABETH C. KING, 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 Grantee herein does agree to assume all responsibility for a certain warranty as set forth in restrictive covenants as of record in Book 4875, page 228, R.O.S.C., with particular reference to paragraph 15 of said restrictive covenants. The Grantee hereunder agrees 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 Grantee 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 the building permit, or five (5) years from the date of recording the subdivision plat, whichever occurrs first.

The Grantee agrees to repair or replace said private seqage disposal system in accordance with 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 Grantee 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 Grantee herein joins in the execution of this Warranty Deed for the purpose of acknowledging its 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 Grantee agrees 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 4875, page 228, Register's Office for Davidson County, Tennessee.

WITNESS our hands this 15th day of April, 1976, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

George Brown King
George B. King

Elizabeth C. King
Elizabeth C. King

GOODLETTSVILLE DEVELOPMENT CO., INC.

BY: [signature] - Pres.

BY: [signature] Secy.-Treas.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

[signature]
Affiant

Subscribed and sworn to before me this 15th day of April, 1976.

[signature]
Notary Public

My Commission Expires:
My Commission Expires NOV. 2, 1977

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE B. KING and wife, ELIZABETH C. KING, the bargainors, 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, Tennessee, this the 15th day of April, 1976

W. C. PHIPPS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: My Commission Expires NOV. 2, 1977

D46049

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IDENTIF. REFERENCE

APR 23 12 47 PM '76

FEE REGISTER DAVIDSON COUNTY, TENN.

APR23'76 CONV *7,000.00

APR23'76 S'TAX B* 18.20

APR23'76 PRFEE B* .50

APR23'76 M'DEED B* 6.00 * 24.70

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, H. S. Moss and W. C. Moncrief Jr with whom I am personally acquainted and who upon ~~his~~ their oaths acknowledged ~~himself~~ themselves to be the President & Secty & Treas. of GOODLETTSVILLE DEVELOPMENT CO., INC., within named bargainor, a corporation, and that ~~he~~ they as such President & Secty & Treas., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said H. S. Moss & W. C. Moncrief Jr as such President & Secty & Treas., and attesting the same by the said H. S. Moss & W. C. Moncrief Jr as such President & Secty & Treas.

Witness my hand and official seal at office at Goodlettsville Tennessee, on this the 15th day of April 1976.

W. C. PHIPPS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: My Commission Expires NOV. 2, 1977