PREPARED BY:
James L. Smith, Attorney
140 North Main Street
Goodlettsville, TN 37072

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence E. Hunley, et ux (NAME)	Home Federal Savings & Loan (NAME)	~~Same as the above~~ future
2049 Graceland Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	M-7-15
Goodlettsville, Tennessee 37072 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	~~parcel~~

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*

cash in hand paid by Lawrence E. Hunley and wife, Martha S Hunley, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Goodlettsville Development Co., a Tennessee Corporation,

have bargained and sold, and by these presents do transfer and convey unto the said Lawrence E. Hunley and wife, Martha S Hunley, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 100 on the Plan of Grizzard Manor, Section Five, of record in Book 4675, page 163, Register's Office for said County, to which reference is hereby made for a more particular description thereof.

Being a portion of the same property conveyed to Goodlettsville Development Co. by deed of record in Book 4579, page 65, Register's Office for Davidson County, Tennessee

For and in consideration of the sum of Ten ($10.00) Dollars and othet 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.D.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 sub-

(OVER)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $45,000.00

Subscribed and sworn to before me, this the 18th day of November 19 76

Lawrence E. Hunley
Affiant

My commission expires My Commission Expires NOV. 2, 1977
(Affix Seal)

Notary Public

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division plat, whichever occurs first.

The Grantee agrees to repair or replace said private sewage 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 Encironmental 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 convenants of record in Book 4875, page 228, R.O.D.C., Tennessee.

This is unimproved (X) improved ( ) property, known as Lot # 100, Grizzard Manor, Section 5, Goodlettsville
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lawrence E. Hunley and wife, Martha S. Hunley, their *heirs and assigns, forever.*

And we *do covenant with the said* Lawrence E. Hunley and wife, Martha S. Hunley, *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.*

And Goodlettsville Development Co. *do further covenant and bind* itself, its successors ~~XXX~~ *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lawrence E. Hunley and wife, Martha S. Hunley, /their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 18th *day of* November, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

GOODLETTSVILLE DEVELOPMENT CO.
BY:
H. S. MOSS, PRES.

BY:
W. C. MONCRIEF, JR., SECY-TREAS

Lawrence E. Hunley
LAWRENCE E. HUNLEY

Martha S. Hunley
MARTHA S. HUNLEY

Legibility of Writing, Typing or Printing Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, C. W. Phipps, a Notary Public in and for said County and State, the within named Lawrence E. Hunley and wife, Martha S. Hunley

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 18th day of November, 19 76.

C. W. Phipps, Notary Public

My Commission Expires NOV. 2, 1977

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

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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 day of, 19.

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. W. Phipps, a Notary Public of the State and County aforesaid, personally appeared H. S. MOSS & W. C. MONCRIEF, JR. with whom I am personally acquainted, and who, upon oath, acknowledged them self to be President & Secy-Treasurer of the Goodlettsville Development Co., the within named bargainor, a corporation, and that they was such President & Secy-Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by them self as President and Secretary-Treasurer.

Witness my hand and seal, at office in Goodlettsville, Tennessee this 18th day of November, 19 76.

C. W. Phipps
Notary Public

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

My Commission Expires NOV. 2, 1977

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Home Federal
L-07-80,433-9
return to file room

WARRANTY DEED

FROM

GOODLETTSVILLE DEVELOPMENT CO.

TO

LAWRENCE E. HUNLEY, ET UX

D 78379

IDENTIF. REFERENCE

Nov 23 3 08 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS

NOV 23 76	CONV	45,000.00			
NOV 23 76	S'TAX		B*	117.00	
NOV 23 76	PR'FEE		B*	.50	
NOV 23 76	W'DEED		B*	8.00	* 125.50

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