BOOK 5092 PAGE 822

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Mrs Jacqueline Alan Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 19 76

Notary Public

MY COMMISSION EXPIRES: 2/19/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick A.Manning, et ux (NAME)	Same (NAME)	MAP 7-14
614 Emily Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 16
Goodlettsville (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10D-23956

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Goodlettsville Development Company, Inc., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick A. Manning and wife, Cherri H. Manning,

HEREINAFTER CALLED THE GRANTEES, 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. 85, Section 4, Grizzard Manor, as of record in Plat Book 4675, Page 156, said Register's Office, to which reference is made for a more complete description.
BEING part of the same property conveyed Goodlettsville Development Co., Inc., by deed of record in Book 4579, Page 69, Register's Office Davidson County, Tennessee.
NOTE: For and in consideration of the sum of $10.00 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, R.O.D.C., 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 Goverment 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 the 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 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. INSERT: The GRANTEES herein join 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 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, Register's Office Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____
(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 hand this 1st day of December, 19 76.

GOODLETTSVILLE DEVELOPMENT COMPANY, INC.

Frederick A. Manning

H. S. MOSS, President

W. C. MONCRIEF, JR. SECRETARY

Cherri H. Manning

STATE OF TENNESSEE
Davidson County

BOOK 5092 PAGE 823

Personally appeared before me, THE UNDERSIGNED a Notary Public in and for said County and State, the within named Frederick A. Manning and Cherri H. Manning,

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 ~~Goodlettsville~~, Tennessee, this 1st day of December 1976.

Commission expires 12-5-78

Louise M. Brooks
Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) acknowledged (themselves) to be the president and secretary respectively of the Goodlettsville Development Co., Inc., the within named bargainor, a corporation, and that ~~he~~ as such president and secretary, 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 as such ~~president~~, and attesting the same by the said W. C. Moncrief, Jr. as such ~~secretary~~.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 1st day of December, 19 76

My commission expires 2/19/78

Sarah Crutcher
Notary Public

WARRANTY DEED

FROM Goodlettsville Development Co., Inc.

TO Fredrick A. Manning, et ux

D 79350

IDENTIF. REFERENCE

DEC 2 9 16 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-2 76	CONV	*7,000.00		
DEC-2 76	S'TAX		B*	18.20
DEC-2 76	PR'FEE		B*	.50
DEC-2 76	W'DEED		B*	4.00 * 22.70