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This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Albert J. Dunning, III (NAME:)	Same (NAME:)	7-14
923 Graceland Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	21 Part
Goodlettsville, Tenn. 37075 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of -------Ten Dollars-------

----------($10.00)---------- *DOLLARS*

cash in hand paid and otner good and valuable considerations, the receipt of which is hereby acknowledged,

JAN 13	CONV	*7,000.00			
JAN 13	S'TAX		B*	18.20	
JAN 13	PR'FEE		B*	.50	
JAN 13	W'DEED		B*	8.00	* 26.70

GOODLETTSVILLE DEVELOPMENT COMPANY, INC.

have bargained and sold, and by these presents do transfer and convey unto the said ALBERT J. DUNNING, III and Wife SUE H. DUNNING,

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

Lot # 78 located in Section IV, Grizzard Manor Subdivision, Goodlettsville, Tennessee, and recorded in Plat Book 4675, page 156, Register's Office Davidson County, TN. Said Lot No. 78 fronts 240.29 feet on the westerly side of Graceland Court and runs back between lines, 200 feet on the northerly line and 219.6 feet on the southerly line to a dead line in the rear upon which it measures 172.64 feet thereon.
Being part of the same property conveyed to Goodlettsville Development Co., Inc., by deed of record in Book 4579, page 69, Register's Office Davidson County, TN.

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 of record in Book 4675, page 220, 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 subdivision 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 Metropolitan Health Department within thirty (30) days of the issuance of notice of said recommendation. The Grantor and the Grantee hereby agree that a copy of this formal written agreement shall be incorporated in the subdivision plat and shall be filed with the Bureau of Environmental Control of the Metropolitan Health Department.

NOTARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the ____ day of _____, 19__

Notary Public

My commission expires My Commission Expires NOV. 2, 1977

(Affix Seal)

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 the 29th day of December, 1976, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

Albert J. Dunning, III

Sue H. Dunning

GOODLETTSVILLE DEVELOPMENT CO., INC,
BY:
H. S. Loss, President

W. C. Moncrief, Jr., Secy.-Treas.

unimproved ( )
This is improved ( ) property, known as ..... (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 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.*

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.*

Witness our *hand* s *this* 29th *day of* Dec., *1976*, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Albert J. Dunning, III

Sue H. Dunning

GOODLETTSVILLE DEVELOPMENT CO., INC.
BY:
H. S. Loss, President

W. C. Moncrief, Jr., Secy.-Treas.

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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* Albert L. Dunning, III and wife Sue H. Dunning

the bargainor, *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* 29th *day of* Dec., *19* 76.

C. W. Phipps, *Notary Public.*

Commission Expires My Commission Expires NOV. 2, 1977

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, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* H. S. Moss & H. C. Moncrief, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* them*self to be* President & Secy.-Treas. *of the* Goodlettsville Development Co., Inc., *the within named bargainor, a corporation, and that* the*he as such* President & Secy.-Treas., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* then *self as* President and Secy.-Treas.

Witness my hand and seal, at office in Goodlettsville, TN.,
this 29th *day of* Dec., *19*76.

C. W. Phipps
Notary Public

Commission Expires My Commission Expires NOV. 2, 1977

Mail rec. to Fed Nat
134 E Main St

WARRANTY DEED

Gallatin, Tenn
FROM

GOODLETTSVILLE DEVELOPMENT CO., INC.

TO

ALBERT J. DUNNING, III, ET UX

D8501

FILED FOR RECORD
JUL 13 10 18 AM '77
REGISTER

TENNESSEE REAL ESTATE TRANSFER

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