** execution thereof. INSERT: 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 4872, Page 893, Register's Office Davidson County, Tennessee.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF April 19 77

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV 9 1977

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Cotten, unmarried (NAME)	SAME (NAME)	10D-23958
103 Arta (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7-14 23
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 David M. Cotten, unmarried,

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: BEING Lot No. 76 on the Plat of Grizzard Manor, Section 4, of record in Plat Book 4675, Page 156, Register's Office for said County. BEGINNING at a point in the westerly margin of Graceland Court, at the common front corner of Lots 76 and 77; thence with the line between said two lots southwesterly 150.10 feet to a concrete monument, said point being the common rear corner of Lots 75, 76 and 77; thence with the line between Lots 75 and 76 westerly 159.6 feet to a point in the easterly margin of Graceland Drive; thence with the margin of the same northerly 276.56 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve 42.78 feet to a concrete monument in the westerly margin of Graceland Court; thence with the margin of the same southeasterly 215.0 feet to the point of beginning. BEING PART OF THE property conveyed to Goodlettsville Development Co., Inc., by deed from Thomas Grizzard et ux, Dorothy F. Grizzard, of record in Book 4579, Page 65, said Register's Office, and part of the property conveyed to Goodlettsville Development Co., Inc., by deed from Thomas Grizzard et al of record in Book 4579, Page 69, Register's Office Davidson County, Tenn. 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 GRANTEE, herein, does 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., Tn., 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 withall Metropolitan Health Department regulations and the Metropolitan Government Code of Law Provisions. It is understood and agreed that the Metro 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 subsequen 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 the Metro 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 **

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 its hand this 5th day of April, 19 77

GOODLETTSVILLE DEVELOPMENT CO., INC.

BY: _____ _____ _____

H. S. MOSS - PRES. W. C. MONCREIF, JR. SECY-TREASURER

DAVID M. COTTEN
GRANTEE

STATE OF TENNESSEE
Davidson County

BOOK 5131 PAGE 522

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M. Cotten, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of April, 1977.

Commission expires 2/19/78

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. (his oath) (themselves) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary-Treasurer respectively of the Goodlettsville Developemnt Co., Inc. the within named bargainor, a corporation, and that they as such president and secretary-treasurer, 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-treasurer.

Witness my hand and official seal at office at Goodlettsville, TN. on this the 6th day of April, 1977.

My commission expires My Commission Expires NOV. 2, 1977

Notary Public

WARRANTY DEED

FROM Goodlettsville Development Co., Inc.

TO David M. Cotten, unmarried

D 9 7 1 9 5

IDENTIF. REFERENCE

APR 6 9 32 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

APR-6-77	CONV	*7,500.00			
APR-6-77	S'TAX		B*	19.50	
APR-6-77	PR'FEE		B*	.50	
APR-6-77	W'DEED		B*	4.00	* 24.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RECEIPT NO. 257