BOOK 5136 PAGE 857

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 15th DAY OF April 19 77.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV 2, 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
Timothy Duane Denton, et ux	Same	10D-23975
(NAME)	(NAME)	
1598 Crestview Dr., Apt. B-20		7-14 22
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN. 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 Timothy Duane Denton and wife, Diane C. Denton,

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. 77 on the Plat of Grizzard Manor, Section 4 of record in Book 4675, Page 156, Register's Office for said County. SAID Lot 77 fronts 313.29 feet on the southwesterly margin of Graceland Court and extends back 200.00 feet on the southerly line and 150.10 feet on the northwesterly line, to a line on the rear on which it measures 190.0 feet. BEING part of the same property conveyed to Goodlettsville Development Co.,Inc., by deed from Thomas Grizzard, et als, of record in Book 4579, Page 69, said Register's Office.
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 with all 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 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 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 Metro Health Department within ten (10) days of the 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.

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~~ s hand this 15th day of April, 19 77

GOODLETTSVILLE DEVELOPMENT CO., INC.

BY: _____
H. S. MOSS - President

W. C. MONCRIEF, JR.
SECY-TREASURER

Timothy Duane Denton
TIMOTHY DUANE DENTON

Diane C. Denton
DIANE C. DENTON

BOOK 5136 PAGE 858

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Duane Denton and wife, Diane C. Denton,

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 15th day of April 19 77.

Commission expires Oct 29, 1977

Virginia Guthrie
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-treasurer respectively of the Goodlettsville Development Co., Inc., the within named bargainor, a corporation, and that (~~he~~) 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 on this the 15th day of April, 19 77.

My commission expires My Commission Expires NOV. 2, 1977

Notary Public

WARRANTY DEED

FROM Goodlettsville Development Co., Inc.

TO Timothy Duane Denton, et ux

D 99088

IDENTIFICATION REFERENCE

APR 18 9 32 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

APR 18 '77 CONV *7,500.00
APR 18 '77 S'TAX B* 19.50
APR 18 '77 RATEE B* .50
APR 18 '77 W'DEED B* 4.00 * 24.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.