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

# WARRANTY DEED

BOOK 5146 PAGE 709

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Luther L. Jones, et ux | SAME | |
| (NAME:) Graceland Ave. | (NAME:) | 7-14 |
| (STREET ADDRESS OR ROUTE NUMBER) Goodlettsville | (STREET ADDRESS) Tenn 37072 | 24 pin |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

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

cash in hand paid by Luther L. Jones and wife, Norma G. Jones, and other good and valuable considerations, the receipt of which is hereby acknowledged,

| | | | | | |
|---|---|---|---|---|---|
| MAY12 | CONV | *7,500.00 | | | |
| MAY12 | S'TAX | | B* | 19.50 | |
| MAY12 | PRTFEE | | B* | .50 | |
| MAY12 | RDEED | | B* | 8.00 | * 28.00 |

Goodlettsville Development Co., Inc., a Tennessee Corporation, *have bargained and sold, and by these presents do transfer and convey unto the said* Luther L. Jones and wife, Norma G. Jones, 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. 75 on the Plan of Grizzard Manor, Section Four, of record in Book 4675, page 156, 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 Company, Inc., by deed of record in Book 4579, page 69, Register's Office for Davidson County, Tennessee.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dolalrs 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., 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 Covernment 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 issurance of the building permit, or five (5) years from the date of recording the subdivision plat, whichever occurs first.

(OVER)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,500.00

Subscribed and sworn to before me, this the 28th day of March 19 77

Affiant

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

Notary Public

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 Deed and shall be filed with the Bureau of Environmental Control of the Metropolitan Health Department within ten (10) days of the execution hereof.

The Grantee herein joins in the execution of this 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, R.O.D.C., Tennessee.

unimproved ( )
This is improved ( ) property, known as Lot No. 75, Section 4, Grizzard Manor, Goodlettsville, TN
(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* Luther L. Jones and wife, Norma G. Jones, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Luther L. Jones and wife, Norma G. Jones, *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 successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Luther L. Jones and wife, Norma G. Jones, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 28th *day of* March, *19* 77, *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., INC.

BY: [signature]

BY: [signature] Secy & Treas

[signature]
Luther L. Jones

[signature]
Norma G. Jones

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*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* Luther L. Jones and wife, Norma G. Jones,

*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* 1st *day of* April, *19* 77.

C. W. Phipps, *Notary Public.*

*Commission Expires* Commission Expires NOV. 2, 1977

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*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* .

IDENTIFICATION REFERENCE
MAY 12 3 34 PM '77
FEE $ CLERK

E 0 3 4 7 0

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*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 and W. C. Moncrief, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* them *self to be* president and secretary-treasurer *of the* Goodlettsville Development Co., Inc., *the within named bargainor, a corporation, and that* he *was such* President and Secretary-Treasurer, *being authorized so to do, executed the for going instrument for the purpose therein contained, by signing the name of the corporation by* themself *as* President and Secretary-Treasurer.

*Witness my hand and seal, at office in* Goodlettsville, Tenn, *this* 28th *day of* March, *19* 77.

C. W. Phipps
*Notary Public*

My Commission Expires NOV. 2, 1977

*Commission Expires* .

Luther Jones
452 Moss Trail Rd.
Apt. 016 Goodlettsville, Tenn

# WARRANTY DEED

FROM

GOODLETTSVILLE DEVELOPMENT CO.

TO

LUTHER L. JONES, ET UX

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

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