James L. Smith, Attorney
140 North Main Street
Goodlettsvi-le, TN 37072

BOOK 5266 PAGE 919

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Eddings, et ux (NAME:)	SAME (NAME:)	7 - 15 Part of
2041 Graceland Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	fam. 36 pc
Goodlettsville Tn. (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 James F. Eddings and wife, Melba Sue Eddings, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Goodlettsville Development Co., a Tennessee Corporation,
have bargained and sold, and by these presents do transfer and convey unto the said James F. Eddings and wife, Melba Sue Eddings, 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 the easterly part of Lot No. 98 on the plan of Grizzard Manor, Section 5, as of record in Book 4675, page 163, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at a point on the southerly margin of Graceland Drive at the common front corners of Lots 98 and 99 on the above stated plan; thence with the common line between Lots 98 and 99, S 60° 00' W, 261.7' to the common rear corner of Lots 98 and 99; thence, with the rear line of Lot No. 98, N 32° 13' W, 63.26' to a point; thence with a line severing Lot No. 98, N 48° 35' E, 257.3' to a point on the southerly margin of Graceland Drive; thence with the southerly margin of Graceland Drive with a curve to the right (radius 552.06') southeasterly a distance of 115' to the point of beginning, and containing 0.53 acres.

Being a portion of the same property conveyed to Goodlettsville Development Company 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) 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 as of record in Book 4875, page 228, R.O.D.C., with particular reference to paragraph 15 of said restrictive covenants. The Grantee

COVER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 3,000.00

Subscribed and sworn to before me, this the 11th day of July 19 77

Affiant

My commission expires: My Commission Expires NOV. 2, 1977

Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE

(CONTINUED)
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 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 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.

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 of record in Book 4875, page 228, Register's Office for Davidson County, Tennessee.

unimproved (X)
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 James F. Eddings and wife, Melba Sue Eddings, their ..... *heirs and assigns, forever.*

And We *do covenant with the said* James F. Eddings and wife, Melba Sue Eddings, *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, Goodlettsville Development Co. *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* James F. Eddings and wife, Melba Sue Eddings, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 14th *day of* July, *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.
BY: .....
BY: .....
James F. Eddings
Melba Sue Eddings
Melba Sue Eddings

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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 James F. Eddings and wife, Melba Sue Eddings,

the bargainors, 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 14th day of July, 19 77.

C. W. Phipps
Notary Public

Commission Expires My Commission Expires NOV. 2, 1977

C. W. PHIPPS NOTARY PUBLIC LAW STATE OF TENNESSEE

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, 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 themself to be President and Secretary-Treasurer of the Goodlettsville Development Co., the within named bargainor, a corporation, and that theyhis such President and Secretary-Treasurer, being authorized so to do, executed the foregoing 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 14th day of July, 19 77.

C. W. Phipps
Notary Public

C. W. PHIPPS NOTARY PUBLIC LAW STATE OF TENNESSEE

Commission Expires My Commission Expires NOV. 2, 1977

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WARRANTY DEED

FROM

COOLEETSVILLE DEVELOPMENT CO.

TO

JAMES F. EDDINGS, ET UX

MAR29 CONV *3,000.00

MAR29 B* 7.80 STAX

MAR29 B* .50 PRTFEE

MAR29 B* 8.00 W'DEED * 16.30

Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS

56915

IDENTIF. REFERENCE

MAR 29 2 50 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.