BOOK 5275 PAGE 848

Prepared by: Corlew & Fulton, Inc.
230 4th Ave. N.
Nashville Tn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Ray Bennett	Same	7-14
(NAME:)	(NAME:)	
311 Jeannette Lane		#15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn.		10D-23954
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00)----------
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DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, it, the undersigned,

CORLEW & FULTON, INC.

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES RAY BENNETT his *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. 86 on the Plan of Grizzard Manor, Section 4, a plat of which is of record in Book 4675, page 156, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Corlew & Fulton, Inc. by deed from Goodlettsville Development Company, Inc., a Tennessee Corporation, of record in Book 5122, page 990, said Register's Office.

Grantee agrees to assume responsibility for a warranty as related to the subject lot, as set forth in restrictive covenants of record in Book 4872, page 893, said Register's Office, with particular reference to Paragraph 15 of said restrictive covenants. The Grantee agrees that the private sewage disposal system of any structure on the lot purchased by this conveyance shall comply in full with all Metropolitan Health Department regulations and the Metropolitan Government Code of Law Provisions, and agrees that the Metropolitan Board of Health has the right to require the Grantee of this conveyance to warrant the private sewage disposal system on the lot. 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.

Grantee herein, in consideration of One Hundred and No/100 ($100.00) Dollars cash in hand paid, waives the guarantee by Grantor of

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $8,325.00

Subscribed and sworn to before me, this the 20th day of April 19 78

Charles Ray Bennett
Affiant

My commission expires: 2/23/81
(Affix Seal)

Notary Public

any private sewage disposal system on the lot, and joins in this instrument to signify said waiver. Grantee further joins in this instrument for the purpose of acknowledging its understanding and agreement to be bound by the aforesaid covenant, warranting the sewage disposal system, and 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, said Register's Office.

This is unimproved (X) 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 CHARLES RAY BENNETT *his heirs and assigns, forever.*

And it *does covenant with the said* CHARLES RAY BENNETT *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except for 1978 taxes; plan of record in Book 4675, page 156; restrictions of record in Book 4872, page 893; and as set out above.

And it *does further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to the said land to the said* CHARLES RAY BENNETT *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 20th *day of* April, *19* 78., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CORLEW & FULTON, INC.

Edward A. Corlew

BY: Edward A. Corlew, President

Charles Ray Bennett

Charles Ray Bennett

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* Charles Ray Bennett

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 Nashville *, Tennessee, this* 20th *day of* April *, 19* 78 *.*

Gail Pigg *, Notary Public.*

Commission Expires 2/23/81 *.*

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, Gail Pigg *, a Notary Public of the State and County aforesaid, personally appeared* Edward A. Corlew *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Corlew & Fulton, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President

Witness my hand and seal, at office in Nashville, Tennessee *, this* 20th *day of* April *, 19* 78

Gail Pigg
Notary Public

Commission Expires 2/23/81 *.*

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WARRANTY DEED

FROM
Corlew & Fulton, Inc.

TO
Charles Ray Bennett

E 6 0 9 5 3

IDENTIF. REFERENCE

APR 20 2 27 PM '78

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

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

APR20 78	CONV	*8,325.00			
APR20 78 S'TAX			B*	21.58	
APR20 78 PR'FEE			B*	.50	
APR20 78	W'DEED		B*	8.00	* 30.08