This instrument prepared by: Homer K. Ayers, Attorney, 100 New Long Hollow Place, Goodlettsville, TN 37072

WARRANTY DEED

~~Bank of Goodlettsville~~ Goodlettsville, Tn 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE M. KEEF, III, ET UX	SAME	Map 12-3
(NAME:) Graceland Dr.	(NAME:)	Parcel 34
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn. 37072	(STREET ADDRESS)	10D 23886
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ---------TEN AND 00/100----------
----------($10.00)---------- *DOLLARS*
cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

Re-Record
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BOOK 5673 PAGE 257

GOODLETTSVILLE DEVELOPMENT COMPANY, INC.,
A Tennessee Corporation, hereinafter referred to as Grantor,
have bargained and sold, and by these presents do transfer and convey unto the said JOE M. KEEF, III, AND WIFE, ROBBIN N. KEEF, hereinafter referred to as Grantees, 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. 109 on the Plan of Grizzard Manor, Section Five, of record in Book 4675, page 164, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 109 fronts 140 feet on the easterly margin of Graceland Drive and runs back 366 feet on the northerly line and 371 feet on the southerly line to a line in the rear on which it measures 140 feet.

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.

(CONTINUED)

STATE OF TENNESSEE COUNTY OF DAVIDSON	The actual consideration or value whichever is greater, for this transfer is $ 8,500.00
Subscribed and sworn to before me, this the 31 day of October 19 80	Joe M. Keef III Affiant
My commission expires: 7-18-82 (Affix Seal)	Judy P Adkins Notary Public

DAVIDSON COUNTY, TENN.

12/23 9.00- CHECK 16791

11/03 31.60- CHECK 2209

Re-Recorded

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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 referencnce 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 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 issurance 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 Enviromental 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 tha 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.

This is unimproved ( ) 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 Grantees, their *heirs and assigns, forever.*

And it *do covenant with the said* Grantees *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.*

And it *do further covenant and bind* itself, its successors, *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.*

Witness my *hand this* 31st *day of* October, 1980, *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 COMPANY, INC.

Pres.

JOE M. KEEF, III

ROBBIN N. KEEF

Re-Record

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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* JOE M. KEEF, III, and wife, ROBBIN N. KEEF,

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* 31st *day of* October, *19* 80.

Judy P Adkins *Notary Public.*

Commission Expires 7-18-82

STATE OF TENNESSEE
DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W. C. Moncrief, Jr. and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the Secretary & Treasurer and _____ respectively of the Goodlettsville Development Co., Inc. the within named bargainor, a corporation, and that {he / they} as such Secretary & Treasurer and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said W. C. Moncrief, Jr. as such Secretary & Treasurer and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at Goodlettsville, Tennessee on this the 15th day of Dec., 80

Judy P Adkins
Notary Public

My commission expires 7-18-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* H. S. Moss, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* ~~President~~ *of the* GOODLETTSVILLE DEVELOPMENT COMPANY, 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* self as President

Witness my hand and seal, at office in Goodlettsville, Tennessee *this* 31st *day of* October, *19* 80.

Alv Phipps
Notary Public

My Commission Expires JANUARY 18, 1982
Commission Expires

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIF. REFERENCE

FILED Nov 3 12 30 PM 80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

IDENTIF. REFERENCE

FILED Dec 23 10 00 AM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Record
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