THIS INSTRUMENT WAS PREPARED BY:

Charles E. Griffith, III
GRIFFITH AND STOKES
26th Floor
First American Center
Nashville, Tennessee 37238

MAP-PARCEL NUMBERS

Map 79
Parcel P/O PAR 3

T.P.

BOOK 6138 PAGE 190

ADDRESS OF NEW OWNER:

Metropolitan Government of Nashville
and Davidson County
Metropolitan Courthouse
Nashville, Tennessee 37201

SEND TAX BILLS TO:

N/A (Tax Exempt)

QUITCLAIM DEED AND EASEMENT

FOR AND IN CONSIDERATION of one dollar, cash in hand paid and for other good and valuable consideration; the Metropolitan Nashville Airport Authority has bargained and sold, and does hereby quitclaim and convey unto the Metropolitan Government of Nashville and Davidson County, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

Beginning at a concrete monument, said monument being located in the Northwesterly corner of Section 1, of the Cockrill Bend Industrial Park property as recorded in Book 3843, Page 171, Register's Office of Davidson County; thence from the beginning; South 36 degrees 34 minutes 23 seconds West, 1,954.83 feet to a point on the bank of the Cumberland River passing thru a concrete witness monument at 1,899.83 feet; thence North 36 degrees 45 minutes 51 seconds West 1,250.03 feet to a point on the bank of the Cumberland River; thence North 15 degrees 21 minutes 00 seconds East 1,332.34 feet, passing a concrete witness monument at 10.0 feet to a conceret monument in the South right-of-way of the proposed Cockrill Bend Industrial Park road, said right-of-way being 100 feet wide; thence with the South right-of-way of said road, South 52 degrees 06 minutes 37 seconds East, 579.55 feet to a point of curve; thence with the arc of a 07 degree 00 minute curve having a delta of 34 degrees 15 minutes, radius of 868.57 feet, 519.21 feet to the point of tangency; thence South 86 degrees 21 minutes 37 seconds East, 165.45 feet to a point of curve; thence with the arc of a 06 degree 17 minute curve having a delta of 33 degrees 00 minutes; radius of 861.50 feet, 496.19 feet to a concrete monument, said monument being the point of beginning, containing 50.08 acres, more or less.

In addition, the Metropolitan Nashville Airport Authority does hereby quitclaim unto the Metropolitan Government of Nashville and Davidson County, and its assigns, for the use and benefit of all parties concerned, an easement for street right-of-way purposes as more fully described as follows:

Beginning at a concrete monument, said monument being located in the Northwesterly corner of Section 1 of the Cockrill Bend Industrial Park property of record in Book 3843, Page 171, Register's Office of Davidson County; thence in a Westerly direction with the arc of a 06 degree 17 minute curve to the left having a delta of 33 degrees 00 minutes, radius of 861.50 feet, 496.19 feet to a concrete monument; thence North 86

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degrees 21 minutes 37 seconds West, 165.45 feet to a point of curve; thence with the arc of a 07 degree, 00 minute curve to the right having a delta of 34 degrees 15 minutes, radius of 868.57 feet, 519.21 feet to a concrete monument; thence North 52 degrees 06 minutes 37 seconds West, 579.55 feet to a concrete monument same being the Northwest corner of a proposed fifty acre industrial park; thence North 37 degrees 53 minutes 23 seconds East, 100 feet to a point; thence South 52 degrees 06 minutes 37 seconds East, 579.55 feet to a point of curve; thence with the arc of a 07 degree 00 minute curve to the left having a delta of 34 degrees 15 minutes, radius of 768.57 feet, 459.37 feet to the point of tangency; thence South 86 degrees 21 minutes 37 seconds East, 165.45 feet to a point of curve; thence with the arc of a 06 degree 17 minute curve to the right having a delta of 33 degrees 00 minute radius of 961.50 feet, 553.79 feet to a point; thence South 36 degrees 38 minutes 23 seconds West, 100.0 feet to a concrete monument, said monument being the point of beginning. Containing 4.04 acres, more or less

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Metropolitan Government of Nashville and Davidson County, its successors and assigns so long as The Metropolitan Government of Nashville and Davidson County uses the easement for a public street or road and the other property as set out above, for a public boat launching ramp and related park and recreational purposes. If at any time such use is discontinued or the property is put to another use it shall immediately and automatically revert to the ownership of the Metropolitan Nashville Airport Authority. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and with the following additional encumbrances:

A. The Metropolitan Nashville Airport Authority (hereinafter the Authority) hereby retains easements for existing pipelines, power lines and other such utilities for reasons deemed necessary by the Authority to insure perpetual access to said utilities.

B. The Authority reserves the right to construct any new pipelines, power lines and other utilities both above and below ground and use any and all land necessary in the performance and maintenance of the new construction.

C. The Authority reserves unto itself, its successors and assigns, for the use and benefit of the public, a right to flight for the passage of aircraft in the airspace above the surface of the real property hereinbefore described, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, and for use of said airspace for landing on, taking off from, or operating at the proposed Cockrill Bend Airport.

D. The Grantee expressly agrees for itself, its successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the hereinbefore described real property so as not to constitute an obstruction to air navigation according to the criteria or standards prescribed in Part 77 of the Federal Aviation Regulations, as applicable, according to the currently approved Airport Layout Plan. Such Regulations are incorporated herein as if copied in full.

E. The Grantee expressly agrees for itself, its successors and assigns, to prevent any use of the hereinbefore described real propety which would interfere with or adversely affect the operation or maintenance of the Cockrill Bend Airport or otherwise constitute an airport hazard.

F. The Grantee expressly agrees for itself, its successors and assigns, to maintain the hereinbefore described easement as a public street in good repair and providing access to and from the proposed recreational facilities in common with other uses.

G. Authority retains the right to construct any inter-airport roads that it deems are needed and to connect same with the road easement granted hereinbefore without any charge, fee, or other monetary consideration being paid to Grantee.

H. The Grantee hereby covenants that it will not now or in the future impose any charge of any kind against Authority or its tenants for its rights reserved hereunder or granted hereunder.

I. It is understood between the parties that the right-of-way easement granted hereunder is for right-of-way purposes only and does not convey the right or privilege of using the easement for any other purpose.

J. No construction shall be commenced on the property until approval by Authority of plans and specifications. Such approval may not be unreasonably withheld.

IN WITNESS WHEREOF, THE METROPOLITAN NASHVILLE AIRPORT AUTHORITY has caused this instrument to be executed by its Chairman, duly authorized in Resolution No. 77-28, so to act on its behalf, this 19th day of August, 1977.

APPROVED AS TO FORM
AND LEGALITY:

Charles E. Ryan Jr.
Legal Counsel

METROPOLITAN NASHVILLE AIRPORT
AUTHORITY

C. O. Wallace Jr.
Chairman