This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

BOOK 7445 PAGE 627

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Metropolitan Nashville	Same	Map 120-14
Airport Authority		Parcel 88
P.O. Box 17208		
Nashville, Tennessee 37217		
Mortgagee: None		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David E. Beals and wife Glenda P. Beals hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the Metropolitan Nashville Airport Authority, hereinafter the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 99 on the Map of Airport Estates, of record in Book 1130, page 83, Register's Office for said county.
>
> Said Lot No. 99 fronts 70 feet on the northerly side of Portview Drive and runs back 165.1 feet on the easterly line and 168 feet on the westerly line to a dead line, measuring 70 feet thereon.
>
> Being the same property conveyed to David F. Beals and wife, Virginia L. Beals, by Deed from Georgia Woodrow Street and wife Mary Lorene Street of record in Book 3868, page 494, Register's Office of Davidson County, Tennessee, the said Virginia L. Beals having Quitclaimed her interest to David E. Beals by quitclaim deed of record in Book 5795, page 708, said Register's Office and the said David F. Beals having since married the above listed Glenda P. Beals.

This is improved property known as 1328 Portview Drive, Nashville, Tennessee 37217. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE its heirs, successors and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for:

1. Restrictive covenants contained in an instrument of record in Book 1394, page 143, Register's Office for Davidson County, Tennessee.

96202

IDENTIFICATION REFERENCE

JAN 8 10 17 AM '88

DAVIDSON COUNTY, TN

2. The Plan of record in Book 1130, page 83, said Register's Office, shows an Owner's Certificate, and certain notes, easements and setback lines.

And GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 7th day of January, 1988.

David E. Beals

David E. Beals

Glenda P. Beals

Glenda P. Beals

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy Orndorff, a Notary Public of said county and state, David E. Beals and wife Glenda P. Beals, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of January, 1988.

Nancy Orndorff

Notary Public

My Commission Expires: 4-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $61,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

R L Moore

Sworn to and subscribed before me
this 7th day of January, 1988.

Nancy Orndorff

Notary Public
My Commission Expires: 4-17-88