File 50

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

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

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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, R. B. Nixon and wife, Claudia Mai Nixon, 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. 68 on the Map of Airport Estates, of record in Book 1130, page 83, Register's Office for said county.
>
> Said Lot No. 68 fronts 69.4 feet on the south side of Portview Drive and runs back 165.8 feet on the easterly line and 163.7 feet on the westerly line to a dead line measuring 69.7 feet thereon.
>
> Being the same property conveyed to R. B. Nixon and wife, Claudia Mai Nixon, by deed from Harold B. All and wife, Clarice F. All, of record in Book 2991, page 1, Register's Office for Davidson County, Tennessee.

This is improved property known as 1333 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.

2. The Plan of record in Book 1130, page 83, said Register's Office, shows an Owner's Certificate, 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 hand as of this 16th day of May, 1988.

R. B. Nixon

Claudia Mai Nixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Catherine E. Otto, a Notary Public of said county and state, R. B. Nixon and wife, Claudie Mai Nixon, the within named bargainor(s), 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 16th day of May, 1988.

Catherine E. Otto
Notary Public

My Commission Expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $54,000.00. 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 16th day of May, 1988.

Catherine E. Otto
Notary Public
My Commission Expires: 1-10-89

30971

IDENTIFICATION

MAY 17 9 03 AM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN