3245U

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 70
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, Marvin O. Estes and wife, Bessie M. Estes, 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:

Being Lot No. 123 on the Map of Airport Estates, of record in Book 1130, page 83, Register's Office, Davidson County, Tennessee, as follows:

Said Lot No. 123 fronts 89.3 feet on the north side of Convair Circle as measured around a slight curve and runs back between lines, 88.6 feet on the west line and 127 feet on the east line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Marvin O. Estes and wife, Bessie M. Estes, by deed from Audrey V. Axley of record in Book 4149, page 310, Register's Office for Davidson County, Tennessee.

This is improved property known as 1320 Convair Circle, 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 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.

3. Taxes for 1988; a lien but not yet due and payable.

And GRANTOR does further covenant and bind themselve, 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 25th day of July, 1988.

Marvin O. Estes

Marvin O. Estes

Bessie M. Estes

Bessie M. Estes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen A. Bowman, a Notary Public of said county and state, Marvin O. Estes and wife, Bessie M. Estes, 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 25th day of July, 1988.

Karen A. Bowman
Notary Public

My Commission Expires: 5-13-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $47500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 25th day of July, 1988.

Karen A. Bowman
Notary Public
My Commission Expires: 5-13-91

IDENTIFICATION REFERENCE
2191 07/28 0101 03CHECK
JUL 28 2 59 PM '88
KELLY Z. WILSON CT REGISTER
BRADLEY COUNTY TN

53670

6.00