BOOK 7697 PAGE 46

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

4807 11/04 0101 03CHECK 6.00

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Metropolitan Nashville	Same	Map 120-14
Airport Authority		Parcel 95
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, Loyd E. Keen and wife, Reva D. Keen, 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. 92 on the Map of Airport Estates, as of record in Book 1130, page 83, Register's Office for said County, and shown according to a survey made May 15, 1950, by Hal R. Swann, Jr., Surveyor.

Said Lot No. 92 fronts 69.7 feet on the northerly side of Portview Drive and extends back between lines 211.3 feet on the easterly side and 222.8 feet on the westerly side, to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Loyd E. Keen and wife, Reva D. Keen by deed from William A. Pierce and wife, Elizabeth C. Pierce, of record in Book 2744, page 65, said Register's Office.

This is improved property known as 1314 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 the following:

1. The Plan of record in Book 1130, page 83, said Register's Office, shows and owner's certificate, and certain notes, easements and setback lines.

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

3. Sewer easement of record in Book 6010, page 759, Register's Office for Davidson County, Tennessee.

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 4th day of November, 1988.

Loyd E. Keen

Loyd E. Keen

Reva D. Keen

Reva D. Keen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Catherine E. Otte, a Notary Public of said county and state, Loyd E. Keen and wife Reva D. Keen, 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 4th day of November, 1988.

Catherine E. Otte

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 $50,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Loyd E. Keen

Sworn to and subscribed before me this 4th day of November, 1988.

Catherine E. Otte

Notary Public
My Commission Expires: 1-10-89

8.30 I.I.

IDENTIFICATION

Nov 4 3 26 PM '88

FILED & RECORDED
PETER Z. WILSON CT. REGISTER
DAVIDSON COUNTY, TN