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 53
One Terminal Dr. Suite 501		
Nashville, Tennessee 37214		
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, D. E. Baker, an unmarried person, hereinafter the GRANTOR, has bargained and sold, and by these presents does 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. 173 on the Map of Airport Estates, as of record in Book 1130, page 83, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 173 fronts 70.2 feet on the easterly side of Forrester Drive and runs back 171.8 feet on the northeasterly line and 129.2 feet on the southwesterly line to a dead line in the rear, measuring 111.2 feet thereon.
>
> Being the same property conveyed to D.E. Baker by deed from Roy Scott and Adell Scott as of record in Book 2033, page 1, said Register's Office, and by quitclaim deed from Marie Baker, unmarried, being recorded in Book 4382, page 861, said Register's Office.

This is improved property known as 304 Forrester 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 GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has 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 an owner's certificate, a 40 foot setback line from Forrester Drive and a 10 foot easement along the rear of the lot for public utilities.

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

And GRANTOR does further covenant and bind himself, his 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 GRANTOR has hereunto set his hand as of this 1st day of February, 1989.

D. E. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, R. L. Moore, a Notary Public of said county and state, D. E. Baker, 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 he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of February, 1989.

Notary Public

My Commission Expires: Nov. 21, 1992

3545 02/01 0101 03CHECK 6.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $42,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Cathy D. Bruner

Sworn to and subscribed before me
this 1st day of February, 1989.

Notary Public
My Commission Expires: Nov. 21, 1992

05946

IDENTIFICATION REFERENCE

Feb 1 3 06 PM '89

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN