MAP # 120-14
PARCEL # 8

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Stokes & Bartholomew P.A.
424 Church Street
Nashville, TN 37219

ADDRESS NEW OWNER:
One Terminal Drive
Suite 501
Nashville, TN 37214

SEND TAX BILLS TO:
Metropolitan Nashville Airport Authority
One Terminal Drive
Suite 501
Nashville, TN 37214

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,
Jerry W. Duke and wife, Janet W. Duke

BOOK 7970 PAGE 410

hereinafter called the GRANTOR(S) have bargained and sold, and by these presents do transfer and convey unto
Metropolitan Nashville Airport Authority

hereinafter called the GRANTEE(S) their heirs, successors and assigns, a certain tract or parcel of land in Davidson county, state of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 196 on the Map of Airport Estates, as of record in Book 1130, page 83, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Forrester Drive at the corner of lots Nos. 195 and 196; thence with the line between said two lots, westwardly 184 feet; thence south 3 degrees 30 minutes west 101.6 feet to the northerly margin of Currey Road; thence with same, eastwardly 173 feet to the beginning of a curve; thence around said curve with a radius of 23 feet northeastwardly 38.04 feet to the westerly margin of Forrester Drive; thence with same, northwardly 101 feet to the beginning.

Being the same property conveyed to Jerry W. Duke and wife, Deborah M. Duke, by deed from Stephen B. Johnson and wife, Cherlyn A. Johnson, a tenancy by the entirety, of record in Book 7153, page 38, Register's Office for Davidson County, Tennessee, the said parties having since divorced and property was vested in Jerry W. Duke, as of record in Book 7958, page 113, Register's Office for Davidson County, Tennessee. Janet W. Duke is joining in this conveyance for the purpose of conveying any and all marital rights which she might have.

77465 IDENTIF. TREFERENCE Oct 30 9 57 AM '89 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

9838 10/30 0101 03CHECK 6.00

unimproved ( )
This is improved (X) property, known as 415 Forrester Drive Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their successors, heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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(S) have hereunto set their hand (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of October, 1989.

GRANTOR(S)

Jerry W Duke
Jerry W. Duke

Janet W. Duke
Janet W. Duke

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, R. L. Moore, a Notary Public in and for said County and State, Jerry W. Duke and wife, Janet W. Duke, the within bargainor(s) with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 26th day of October, 1989.

My commission expires: Nov 21, 1992

R L Moore
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00.
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 1989.

Lindsey H. Park
Affiant

MY COMMISSION EXPIRES: Nov. 21, 1992

R L Moore
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public of said county and state, _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

EXCEPTIONS

1. Plan of record in Book 1130, page 83, said Register's Office, shows an owner's certificate, a 50 and 25 foot minimum building setback line from Forrester Drive and Currey Road respectively and a 10 foot easement for public utiltity purposes along the rear line of said lot.

2. Survey by John Kohl and Company, P.C, dated February 24, 1987 shows house violates 50 foot minimum building setback.