Box 50

This Instrument Prepared By:
Stokes & Bartholomew, P. A.
424 Church Street, Suite 2800
Nashville, Tennnessee 37219
Return to Box 50

ADDRESS NEW OWNER:
Metropolitan Nashville Airport Authority
One Terminal Drive
Nashville, TN 37214

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 108-2
GROUP
PARCEL 99

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/ we, Hoyt L. Smith and wife, Emogene H. Smith 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), its heirs successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Shadybrook, Section 3, of record in Book 3106, page 151, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 55 fronts 75.0 feet on the westerly side of McCrory Creek Road and extends back 355.3 feet, more or less, on the northerly line and 414.2 feet, more or less, on the southerly line, to the center line of a creek, measuring 90 feet, more or less, thereon, the northerly line passing a witness monument at 305.5 feet and the southerly line passing a witness monument at 367.2 feet, and measuring 97.1 feet along the witness line between said monuments.
>
> Being the same property conveyed to Hoyt L. Smith and wife, Emogene H. Smith by deed from James A. Carney and wife, Edith A. Carney of record in Book 4367, page 474 Registers's Office for Davidson County, Tennessee.

This is improved property known as 916 McCrory Creek Road, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, governmental regulations that may affect the premises and the following exceptions:

1. Taxes for 1990 a lien but not yet due and payable.

2. Sanitary Sewer Easement, of record in Book 4774, page 929, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 3106, page 151, said Register's Office.

4. Restrictions, of record in Book 3765, page 560, said

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its heirs, successors and assigns, forever; and GRANTOR(S) 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of May, 1990.

Hoyt L. Smith

Emogene H. Smith

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Hoyt L. Smith and wife, Emogene H. Smith the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at office, this the 3rd day of May, 1990.

Lindsey H. Park, NOTARY PUBLIC

My Commission Expires: September 23, 1993

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 76,500.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of May, 1990.

Lindsey H. Park, NOTARY PUBLIC
My Commission Expires: September 23, 1993

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MAY 7 3 10 PM '90
DAVIDSON COUNTY TN

IDENTIFI REFERENCE

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