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

Pete 50

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

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 108-02
GROUP
PARCEL 83

WARRANTY DEED

BOOK 8165 PAGE 574

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, Ernest James Phipps 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 successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 43, on the plan of Shadybrook, Section III, of record in Plat Book 3106, page 151, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ernest James Phipps and wife, Wilma Louise Phipps, by deed from Melville W. Mays, Jr. and wife, Dorothy D. Mays of record in Book 4127, page 449 Registers's Office for Davidson County, Tennessee. The said Wilma Louise Phipps being since deceased and Ernest James Phipps being the surviving tenant by the entirety.

This is improved property known as 2914 Elm Hill Pike, 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. Restrictions of record in Book 3765, page 560, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 3106, page 151, said Register's Office.

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 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), its successors 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 1st day of August, 1990.

Ernest James Phipps

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ernest James Phipps 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 1st day of August, 1990.

R. L. Moore, NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: November 21, 1992

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 67,500.00.

AFFIANT

Subscribed and sworn to before me
this 1st day of August, 1990.

R. L. Moore, NOTARY PUBLIC
My Commission Expires: November 21, 1992

46175.

IDENTIFICATION

AUG 1 3 59 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6109 08/01 0101 CKCHECK

6-00