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

File 50

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

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 96-14
GROUP
PARCEL 258

WARRANTY DEED

BOOK 8260 PAGE 723

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, Nain E. Fitzstevens, a widow 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:

> Land in the 3rd District of Davidson County, Tennessee, being Lot No. 259 on the Map of Hickory Bend, Section 4, as of record in Book 4175, page 34, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 259 fronts 67 feet on the northerly side of McCrory Creek Road and extends back between lines 122.8 feet on the easterly line and 149.7 feet on the westerly line, to a dead line in the rear, measuring 72.2 feet thereon.
>
> Being the same property conveyed to Paul W. Fitzstevens and wife, Nain E. Fitzstevens by deed of record in Book 4529, page 216, Registers's Office for Davidson County, Tennessee. The said Paul W. Fitzstevens having since died and Nain E. Fitzstevens being the surviving tenant by the entirety.

This is improved property known as 824 McCrory Creek Road, Nashville, TN 37214.

This conveyance is made subject to the following exceptions:

1. 1990 Taxes.

2. Restrictions of record in Book 4272, page 832, and Book 4367, page 805, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 4175, page 34, 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 18th day of December, 1990.

Nain E. Fitzstevens

Nain E. Fitzstevens

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nain E. Fitzstevens 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 18th day of December, 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 $ 70,000.00.

AFFIANT

Subscribed and sworn to before me
this 18th day of December, 1990.

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

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IDENTIF. TREFERENCE

Dec 19 2 32 PM '90

FELIX [illegible]
DAVIDSON COUNTY TN.