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

BOOK 8314 PAGE 224

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

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 96-5
GROUP
PARCEL 003

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, J. Allie McNider and wife, Ann K. McNider 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 Davidson County, Tennessee, being Lot No. 4 on the Map of a Resubdivision of part of Lot No. 96 of Bluefields, of record in Book 2330, page 119, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 4 fronts 105 feet on the southerly side of Spring Valley Road and runs back 121.1 feet on the east line and 163.7 feet on the west line to a dead line in the rear on which it measures 113.3 feet.
>
> Being the same property conveyed to J. Allie McNider and wife, Ann K. McNider by deed from Sandy Hobbs and husband, James Ronald Hobbs of record in Book 7495, page 108, Register's Office for Davidson County, Tennessee.

This is improved property known as 162 Spring Valley Road, Nashville, TN 37214.

This conveyance is made subject to the following exceptions:

1. Taxes for 1991 a lien but not yet due and payable.
2. The Plan of record in Book 2330, page 119, Register's Office for Davidson County, Tennessee.

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), 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 20th day of March, 1991.

J. Allie McNider

Ann K. McNider

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named J. Allie McNider and wife, Ann K. McNider 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 20th day of March, 1991.

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 $ 112,000.00.

AFFIANT

Subscribed and sworn to before me
this 20th day of March, 1991.

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

5487 03/21 0101 03CHECK 6.00

00823

IDENTIF. REFERENCE

MAR 21 4 38 PM '91

DAVIDSON COUNTY