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

BOOK 8318 PAGE 116

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

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 96-15
GROUP
PARCEL 88

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, George D. Sturgis, an unmarried person 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:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Hickory Bend Subdivision, Section 3, as of record in Book 3600, pages 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 90.73 feet on the easterly margin of Jonesboro Drive and runs back between lines 162 feet on the northerly side and 74.8 feet on the southerly side to a line in the rear measuring 123.1 feet thereon.

Being the same property conveyed to George D. Sturgis and wife, Sara S. Sturgis by deed from Durwood Howard and wife, Jane G. Howard of record in Book 4248, page 140, said Register's Office.

TRACT II:

Land in the Third Civil District of Davidson County, Tennessee, being part of the Robert Wayne Jones property, described according to a survey by John D. McCormick, dated July 10, 1986, as follows;

Beginning at an iron pin located at the southeast corner of Lot 79, Hickory Bend Subdivision, Section 3, the same being the northeast corner of Lot No. 78, thence North 56 degrees 11 minutes 48 seconds East, 44.93 feet to an iron pin; thence North 32 degrees 43 minutes 54 seconds East, 59.37 feet to an iron pin; thence North 31 degrees 11 minutes 31 seconds West, 46.07 feet to a concrete monument, the northeast corner of Lot 79; thence South 21 degrees 44 minutes West, 123.10 feet with the rear line of Lot 79 to the point of beginning and containing .06 acres more or less.

Being the same property conveyed to George D. Sturgis and wife, Sara S. Sturgis by deed from Robert Wayne Jones and wife, Margaret L. Jones of record in Book 6929, page 364, said Register's Office.

The said Sara S. Sturgis having since died and George D. Sturgis being the surviving tenant by the entirety.

This is improved property known as 3218 Jonesboro Drive, 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 3600, page 42, said Register's Office.
3. Restrictions of record in Book 3642, page 478, 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 27th day of March, 1991.

George D. Sturgis

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George D. Sturgis, an unmarried person 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 27th 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 $ 74,000.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of March, 1991.

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

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IDENTIF. TREFERENCE

MAR 28 9 34 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.