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

BOOK 8324 PAGE 867

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

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 134-4
GROUP
PARCEL 1

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, Thomas M. Brown and wife, Ada R. Brown 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 2nd formerly the 5th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Ruby K. McLaughlin's Subdivision, not of record, being part of Lot No. 5 on the Plan of the division of the lands of W. McLaughlin, deceased, as of record in Minute Book "F", page 195, County Court for said County, described according to a survey made by S. M. McMurray Engineering Company, May 7, 1940, as follows:

Beginning on the easterly margin of Ezell Road 447.4 feet southwardly from the southerly margin of the Murfreesboro Pike; thence South 2 deg. 30 min. East with the easterly margin of said Ezell Road, 100 feet to the northwest corner of Lot No. 2; thence with the northerly boundary of Lot No. 2, eastwardly 206 feet to the northeast corner of said Lot No. 2; thence North 1 deg. 10 min. East 100.7 feet to a point, the northeast corner of said Lot No. 1; thence North 85 deg. 40 min. West with the northern boundary of Lot No. 1, 210 feet to the beginning.

Being the same property conveyed to Ada R. Brown, Thomas M. Brown, Willie R. Brown and Millie M. Brown, by deed from Camille Ray, a widow, of record in Book 6776, page 371, said Register's Office.

Being also the same property conveyed to Thomas M. and Ada R. Brown by deed from Willie R. Brown and Millie M. Brown of record in Book 7927, page 281, said Register's Office.

Being also the same property conveyed to Thomas M. Brown and Ada R. Brown by Quitclaim Deed from Ada R. Brown, Robert Tyler Ray and Nellie Marie Himes being the Heirs At Law of Camille Ray and Willie R. Brown and Millie M. Brown of record in Book 8634, page 864, said Register's Office.

This is improved property known as 228 Ezell Pike, Nashville, TN 37217.

This conveyance is made subject to the following exceptions:

1. Taxes for 1991 a lien but not yet due and payable.
2. Easement of record in Book 2294, page 454, said Register's Office.
3. Restrictions of record in Book 1179, page 171, said Register's Office.
4. Easement of record in Book 5011, page 604, 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 4th day of April, 1991.

Thomas M. Brown

Thomas M. Brown

Ada R. Brown

Ada R. Brown

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas M. Brown and wife, Ada R. Brown 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 4th day of April, 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 $ 65,000.00.

AFFIANT

Subscribed and sworn to before me
this 4th day of April, 1991.

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

2273 04/04 0101 03CHECK 9.00

04475

IDENTIF. REFERENCE

APR 4 3 48 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.