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BOOK 8368 PAGE 323

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

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

SEND TAX BILL TO:
To Owner

MAP AND PARCEL:
Map 96-15
Parcel 89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Billy T. Eakes, and wife, Wanda F. Eakes, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Metropolitan Nashville Airport Authority, hereinafter the GRANTEES(S), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 78 of Hickory Bend Subdivision, Section, as of record in Book 3600, page 42, said Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Billy T. Eakes and wife, Wanda F. Eakes, of record in Book 6968, page 513, Register's Office for Davidson County, Tennessee.

TRACT II:

A tract of land in the Third District of Davidson County, Tennessee being more particularly described on the attached Exhibit "A" which is herein incorporated by reference.

Being the same property conveyed to Billy T. Eakes and wife, Wanda F. Eakes by deed from Robet Wayne Jones and wife, Margaret L.Jones of record in Book 7001, page 544, said Register's Office.

This is improved property known as 3220 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. Restrictions of record in Book 3642, page 478, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 3600, page 42, 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 said GRANTEES, its successors and assigns, forever; GRANTORS do further covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered otherwise herein setout; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number 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 14th day of June, 1991.

Billy T. Eakes
Billy T. Eakes

Wanda F. Eakes
Wanda F. Eakes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Linda H. Peek, a Notary Public of said county and state, Billy T. Eakes and wife, Wanda F. Eakes, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 1991.

Linda H. Peek
Notary Public

My Commission Expires: 9/25/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $97,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 14th day of June, 1991.

Linda H. Peek
Notary Public
My Commission Expires: 9/25/93

EXHIBIT A

/CIVIL

A TRACT OF LAND IN THE THIRD DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY OF MC CRORY CREEK ROAD, SAID POINT BEING 25' FROM THE CENTERLINE OF SAID ROAD AND PROCEEDING AS FOLLOWS: NORTH 48 DEG. 28' WEST, A DISTANCE OF 5.0' TO AN IRON PIN IN CONCRETE, SAID IRON PIN BEING 30' FROM THE CENTERLINE OF MC CRORY CREEK ROAD AND ALSO BEING IN THE SOUTHEAST CORNER OF LOT 78 AS RECORDED IN HICKORY BEND, SECTION 3, IN BOOK 3600, PAGE 42; THENCE, CONTINUING WITH THE EAST LINE OF LOT 78 NORTH 48 DEG. 28' WEST, A DISTANCE OF 142.90' TO A CONCRETE MONUMENT; THENCE, WITH THE EASTERLY LINE OF LOT 79 AND 80, HICKORY BEND, SECTION 3, NORTH 21 DEG. 44' EAST 181.10' TO A CONCRETE MONUMENT, THENCE WITH THE EASTERLY LINE OF LOTS 82 THROUGH 90 AND A PORTION OF LOT 91, HICKORY BEND, SECTION 3, NORTH 17 DEG. 55' EAST, A DISTANCE OF 855' MORE OR LESS, TO A POINT; THENCE, LEAVING THE HICKORY BEND, SECTION 3 LINE SOUTH 87 DEG. 02' EAST, A DISTANCE OF 12', MORE OR LESS, TO A POINT, THENCE WITH THE WESTERLY LINE OF THE D.F. ROBINSON PROPERTY; AND THE WESTERLY RIGHT-OF-WAY OF MC CRORY CREEK ROAD, SOUTH 5 DEG. 27' WEST, A DISTANCE OF 783' TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF MC CRORY CREEK ROAD, SAID POINT BEING 25' FROM THE CENTERLINE OF SAID ROAD; THENCE, CONTINUING WITH SAID WESTERLY RIGHT-OF-WAY AND WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 572', A DISTANCE OF 345' MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 2.84 ACRES MORE OR LESS, AS PER OFFICE SURVEY BY TURNER ENGINEERING COMPANY, DATED FEBRUARY 19, 1968.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE ARE TWO PARCELS, ONE TO DURWARD F. ROBINSON AND WIFE, SLYVIA B. ROBINSON AS OF RECORD IN BOOK 5686, PAGE 809, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY CONTAINING 0.81 ACRES, MORE OR LESS, AND ONE TO GEORGE D. STURGIS AND WIFE, SARA S. STURGIS AS OF RECORD IN BOOK 6929, PAGE 364, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, CONTAINING .06 ACRES MORE OR LESS, TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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