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

BOOK 8434 PAGE 414

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

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 108-2
GROUP
PARCEL 64

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, Gregory Erwin Daniels, 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 Civil District of Davidson County, Tennessee, being a part of the lands of Margaret Frazier, deceased, as shown on a Plan of record in Book 417, page 471, Register's Office for said County, and being further identified and shown as "Hudson" lands, lying on the north side of Elm Hill Pike as established on the Plan of Happy Acres Subdivision, of record in Book 2331, page 63, said Register's Office and described according to a copy of a survey thereof, made by Ralph W. C. Lambert, dated May 31, 1957.

Beginning at a point in the north margin of Elm Hill Road at the Southwest corner of the land that was conveyed to Thomas A. Miller and wife, by deed of record in Book 2737, page 359, said Register's Office; thence along the margin of Elm Hill Road, North 62 degrees 56' West 80 feet to an iron pin, which is 220 feet East of the concrete monument set near the intersection of Colfax Drive; thence North 25 degrees 30' East 207 feet to a concrete monument in the South line of Shadybrook Subdivision, Section II; thence with the line of the same, South 66 degrees 45' East 80 feet to an iron pin; being Millers Northwest corner; thence with Millers West line, South 25 degrees 30' West 214 feet to the point of beginning.

Being the same property conveyed to Frances True Daniels, by quitclaim deed of record in Book 5145, page 160; the said Frances True Daniels, having since died and by her will of record in Will Book 157, page 730, Probate Court for Davidson County, Tennessee, the said property was devised to Carolyn Sue Daniels Hamblen and Gregory Erwin Daniels, a one-half undivided interest each, with Carolyn Sue Daniels Hamblen having conveyed her interest to Gregory Erwin Daniels by instrument of record in Book 7850, page 484, Registers's Office for Davidson County, Tennessee.

Included in the above description but specifically excluded therefrom is that 0.01 acre of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from George Edwin Daniels and wife,

Frances True Daniels, of record in Book 3942, page 160, said Register's Office.

This is improved property known as 2906 Elm Hill Pike, Nashville, Tn 37214.

This conveyance is made subject to the following exceptions:

1. Taxes for 1991 a lien but not yet due and payable.

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.

Gregory Erwin Daniels having since married Jeri J. Daniels and she now joins in this conveyance to convey any marital interest in said property.

Witness our hands this the 29th day of August, 1991.

Gregory Erwin Daniels

Jeri J. Daniels

44036

SEP 3 4 14 PM '91

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gregory Erwin Daniels and wife, Jeri J. Daniels, 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 29th day of August, 1991.

Lindsey H. Park, NOTARY PUBLIC

My Commission Expires: September 25, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $ 64,000.00.

AFFIANT

Subscribed and sworn to before me
this 29th day of August, 1991.

Lindsey H. Park, NOTARY PUBLIC
My Commission Expires: September 25, 1993