Lot 18

Return to:

#111360

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED BOOK 8519 PAGE 946

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Millard V. Oakley P.O. Box 520 Livingston, TN 38570	Same	Map 75-4 Parcel 172

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, METROPOLITAN AIRPORT CENTER LIMITED PARTNERSHIP (f/k/a Metropolitan Airport Center Limited) ("Grantor") has bargained and sold, and by these presents transfers and conveys unto MILLARD V. OAKLEY ("Grantee"), his heirs and assigns, the certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A.

Said property is conveyed subject to the matters listed on Exhibit B. A vendor's lien is reserved to secure the unpaid portion of the purchase price: $450,000.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth on Exhibit B, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 31st day of December, 1991.

METROPOLITAN AIRPORT CENTER LIMITED PARTNERSHIP

By: _____
Henry C. McCall, General Partner

7.36.81

IDENTIFICATION

Dec 31 4 02 PM '91

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Henry C. McCall, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Metropolitan Airport Center Limited Partnership, a limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 31st day of December, 1991.

Notary Public

My Commission Expires:

7/24/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $450,000.

Affiant

Sworn to and subscribed before me this 31st day of December, 1991.

Notary Public

My Commission Expires:

7/24/93

EXHIBIT A

[Property Description] BOOK 8519 PAGE 948

Land in the 2nd, formerly the 4th Civil District of Davidson County, Tennessee, described according to a survey by J. Bruce Rainey, Surveyor. #823, dated January 13, 1984, and known as Job. No. 84-002 as follows:

Beginning at an iron pin set at the intersection of the southerly margin of Lebanon Road and the westerly margin of Tulip Grove Road; thence with the westerly margin of Tulip Grove Road 25' from the centerline S 04 deg. 31' 40" W 457.48' to an iron pin; thence with a turnout curve to the right having a radius of 25.00' and a long cho4d of 35.36' said chord having a bearing of S 49 deg. 31' 40" W a distance along the curve of 39.27' to an iron pin set; thence with the northerly margin of Raleigh Drive and a curve to the left having a radius of 318.74' and a long chord of 210.57', said chord having a bearing of S 75 deg. 14' 23" W a distance along the curve of 214.60' to an existing concrete monument; thence leaving the said Raleigh Drive and with the boundary of Sunset Park of record in Book 4300, page 185, Register's Office for Davidson County, Tennessee, the next three calls: N 34 deg. 00' 01" W 125.10' to an iron pin set; thence S 49 deg. 47' 26" W 111.30' to an iron pin set; thence S 45 deg. 14' 26" W 253.91' to an existing monument; thence with the line of Tulip Grove Section 7 of record in Book 4300, page 186, Register's Office of Davidson County, Tennessee, the next four calls: N 56 deg. 30' 00" W 301.67' to a monument; thence 87 deg. 29' 50" W 193.32' to an existing iron pin; thence N 87 deg. 43' 20" W 46.96' to a monument; thence N 02 deg. 08' 03" E 91.58' to a monument; thence with the line of South Central Bell Telephone Co. land S 88 deg. 51' 33" E 50.08' to a set iron pin; thence N 01 deg. 55' 59" E 250.99' to an iron pin set on the southerly margin of Lebanon Road; thence with the southerly of the said Lebanon Road as follows: S 88 deg. 36' 52" E 142.05' to a monument; thence with a curve to the left having a radius of 1945.00' and a long chord of 223.56' said chord having a bearing of N 88 deg. 05' 28" E a distance along the curve of 223.68' to a monument; thence S 05 deg. 12' 12" E 5.00' to a set iron pin; thence with a curve to the left having a radius of 1950.00' and a long chord of 413.67', said chord having a bearing of N 78 deg. 42' 28" E, a distance along the curve of 414.45' to a set iron pin; thence N 72 deg. 37' 08" E 272.42' to the point of beginning, containing 9.77 acres, more or less.

Being the same property conveyed to Grantor by deed of record in Book 7082, page 841, Register's Office for Davidson County, Tennessee. The foregoing description is the same as in said deed.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT B

[Exceptions]

1. **Easement for trunk sewer line as more particularly described in grant from Jane B. Buntin, to Cumberland Water Company, of record in Book 4106, page 812, said Register's Office.**

2. **Conveyance of drainage facility to the State of Tennessee by Warranty Deed of record in Book 6183, page 487, said Register's Office.**

3. **Survey of Bruce Rainey & Assoc., dated January 13, 1984, shows a sewer line across the premises and a manhole located on the premises.**

4. Unpaid real estate taxes.

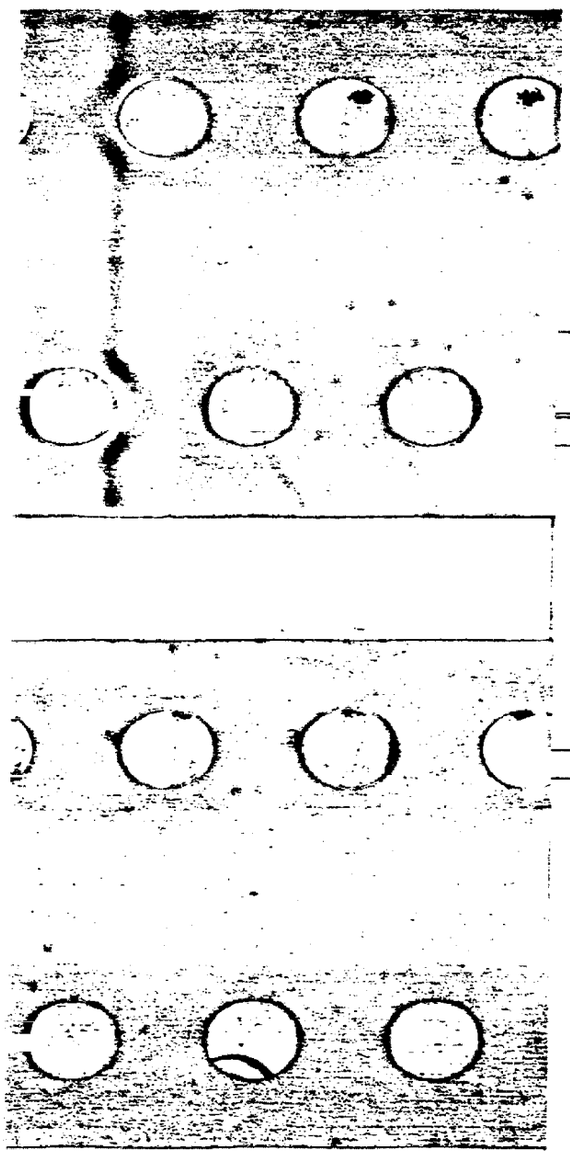
5. Highway, roadway, and utility easements.

6. Such state of facts as an accurate survey would disclose.

7. Applicable building and zoning laws.

8. Restrictive covenants, plats, and other matters of record in the Register's Office of Davidson County, Tennessee.

7426 12/31 0101 03CHECK 1678.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8519 PAGE 950

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				450000.00
			CON TX	1665.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1678.00
			CHECK	1678.00
12/31/91		01	16:02 0001	7426

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:36 8 I.

IDENTIFICATION REFERENCE

Dec 31 4 02 PM 91

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY

No. 489876