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

BOOK 8620 PAGE 421

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

**SEND TAX BILL:**
*To Owner*

**MORTGAGEE:**

**MAP AND PARCEL:**
MAP 134
GROUP
PARCEL 18, 18.02
15 & 22

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Southern Baptist Foundation, Trustee for the Louise Mott Miles Charitable Remainder Unitrust, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Metropolitan Nashville Airport Authority, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE

Being the same property conveyed to Southern Baptist Foundation, Trustee for the Louise Mott Miles Charitable Remainder Unitrust by quitclaim deed from Louise Mott Miles, of record in Book 8598, page 491, and by Quitclaim Deed of Correction of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 527 McGavock Pike, Nashville, TN 37214.

This conveyance is made subject to the following exceptions.

1. Taxes for 1992 a lien but not yet due and payable.

2. Timber Contract between Paul R. Davis and Mrs. Kenneth Miles of record in Book 8512, page 19, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 7790, page 462, and Book 7453, page 469, said Register's Office.

4. Water Line Easement of record in Book 2699, page 529, said Register's Office.

5. Easement of record in Book 2856, page 7, said Register's Office.

6. Easement granted Electric Power Board of record in Book 2293, page 599, Book 2811, page 523, Book 3459, page 394 and book 3811, page 328, said Register's Office.

7. Easement to well of record in Book 2699, page 531, said Register's Office.



8. All matters shown on survey of Espey, Huston & Associates, Inc. dated June 27, 1991.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Metropolitan Nashville Airport Authority, its successors and assigns, forever; and we, Southern Baptist Foundation, Trustee for the Louise Mott Miles Charitable Remainder Unitrust, do covenant with the said Grantee that it is 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 it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 my hand this the 27th day of April, 1992.

SOUTHERN BAPTIST FOUNDATION, TRUSTEE
FOR THE LOUISE MOTT MILES CHARITABLE
REMAINDER UNITRUST

Hollis E. Johnson III

By: Hollis E. Johnson III
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lindsey H. Park, a Notary Public of said county and state, Hollis E. Johnson, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Southern Baptist Foundation, Trustee for the Louise Mott Miles Charitable Remainder Unitrust, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of April, 1992.

Lindsey H. Park
Notary Public

My Commission Expires: 9/25/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ exempt

Lisa E. Sherman
AFFIANT

Subscribed and sworn to before me
this 27th day of April, 1992.

Libby H. Park
NOTARY PUBLIC
My Commission Expires: 9/25/93

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EXHIBIT "A"

TRACT 1: (Tract 134-18)

A 16.9011 acre tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee. Bounded on the West and South by McGavock Pike, on the North by Melba Acres Subdivision and on the East by the Metropolitan Nashville Airport Authority Property (formerly the Middle Tennessee Mental Hospital Property) and being more fully described as follows:

Beginning at a set iron pin in the north right-of-way line of McGavock Pike (60' wide), being the southwest corner of the Metro Nashville Airport Authority Property; thence with the right-of-way line of McGavock Pike on a curve to the right having a radius of 115.92 feet, an arc distance of 1045.14 feet to a point of tangency; thence North 03 deg. 35 min. 04 sec. East, 862.33 feet to a set iron pin; thence leaving the right-of-way line, South 84 deg. 03 min. 49 sec. East, 15.97 feet to an 18" cedar tree; thence South 84 deg. 03 min. 49 sec. East, 609.59 feet to a fence corner post, a corner of the Metropolitan Nashville Airport Authority property; thence with the Airport property, South 83 deg. 10 min. 47 sec. East, 207.32 feet to a 1/2" iron pin; thence South 34 deg. 53 min. 27 sec. West, 158.01 feet to a point; thence North 80 deg. 39 min. 07 sec. East, 485.00 feet to a set iron pin in the east edge of Old State Asylum Road; thence continuing with the east line of the road, South 27 deg. 33 min. 34 sec. East, 397.00 feet to a 1/2" iron pin; thence South 05 deg. 44 min. 44 sec. West, 1141.17 feet to the point of beginning.

There is INCLUDED in the above description BUT EXPRESSLY EXCLUDED THEREFROM a tract of land on which the Antioch Primary Substation is located of record in Book 2281, page 513, Register's Office for Davidson County, Tennessee, and described for reference as follows:

Commencing at a set iron pin in the north right-of-way line of McGavock Pike (60' wide), being the southwest corner of the Metro Nashville Airport Authority property; thence with the right-of-way line of McGavock Pike on a curve to the right having a radius 1115.92 feet, an arc distance of 716.55 feet; thence leaving McGavock Pike, South 77 deg. 41 min. 22 sec. East 1.64 feet to the Point of Beginning; thence North 06 deg. 42 min. 22 sec. East 300.00 feet to a found 1" iron pipe; thence South 77 deg. 42 min. 10 sec. East, 400.03 feet to a found iron pin in the west edge of Old State Asylum Road; thence with the old road, South 06 deg. 42 min. 50 sec. West, 300.09 feet to a found iron pin; thence leaving the road, North 77 deg. 41 min. 22 sec. West, 400.00 feet to the Point of Beginning, containing 2.7422 acres.

Being a portion of that property conveyed to Kenneth B. Miles and wife, Louise Mott Miles, by deed from G. P. Tyer and wife, Mary Hall Tyer, of record in Book 1151, page 218, Register's Office for Davidson County, Tennessee; the said Kenneth B. Miles having since died.

TRACT 2: (Tract 134-15)

A 0.1768 acre tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee. Bounded on the West by McGavock Pike, on the East by Old State Asylum Road, and on the South by the Miles Property, and more fully described as follows:

Beginning at a set iron pin at the intersection of the west right-of-way line of Old State Asylum Road (50' wide) and the east right-of-way line of McGavock Pike (60' wide); thence with Old State Asylum Road, South 44 deg. 48 min. 36 sec. East, 74.45 feet to a point of curvature; thence with a curve to the right having a radius of 340.00 feet, an arc length of 98.74 feet to a set iron pin; thence leaving Old State Asylum Road, North 82 deg. 06 min. 50 sec. West, 103.46 feet to an 18" cedar tree; thence North 84

deg. 03 min. 49 sec. West, 15.97 feet to a point in the east right-of-way line of McGavock Pike; thence with McGavock Pike, North 03 deg. 35 min. 04 sec. East, 116.41 feet to the point of beginning.

Tract 3: (Tract 134-4-22)

A 6.9547 acre tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee. Bounded on the North and West by Melba Acres Subdivision and on the east by the Metropolitan Nashville Airport Authority Property (formerly the Middle Tennessee Mental Hospital Property) and being more fully described as follows:

Beginning at a found iron pin at the southeast corner of Lot 16, Melba Acres Subdivision as recorded in Book 2083, page 54, Register's Office for Davidson County, Tennessee, a point in the west line of the Metro Nashville Airport Authority Property; thence with the Airport Property, South 07 deg. 55 min. 19 sec. West, 619.50 feet, passing a fence post at 603.51 feet; thence North 82 deg. 46 min. 16 sec. West 461.69 feet to a point in the northeast right-of-way line (50' wide) of Old State Asylum Road; thence with the right-of-way line, North 25 deg. 19 min. 36 sec. West 16.14 feet to a point of curvature; thence on a curve to the left having a radius of 390.00 feet, an arc distance of 132.62 feet to a point of tangency; thence, North 44 deg. 48 min. 36 sec. West, 50.70 feet to the southernmost point of Lot 8, Melba Acres Subdivision; thence leaving the right-of-way line of Old State Asylum Road and with the east line of Lots 8 and 7, North 45 deg. 44 min. 28 sec. East 286.70 feet; thence with the rear line of Lot 7, North 33 deg. 54 min. 02 sec. West 17.50 feet; thence with the rear line of Lots 7, 6, and 5, North 10 deg. 02 min. 15 sec. East, 260.30 feet to the southwest corner of Lot 12; thence with the rear line of Lots 12, 13, 14, 15 and 16, South 80 deg. 00 min., 50 sec. East 427.31 feet to the point of beginning.

Being a portion of the property conveyed to Kenneth B. Miles and wife, Louise M. Miles, by deed from Woodroof Properties, Inc. a Tennessee Corporation, of record in Book 2284, page 597, Register's Office for Davidson County, Tennessee; then said Kenneth B. Miles having since died.

TRACT 4:

Land in Davidson County, Tennessee, described as follows:

Beginning at the northeast corner of the Louise A. Miles property as shown on Tax Map 134, Parcel 13, in Davidson County, Tennessee, thence S 14 deg. 27'56" E, along the existing right of way of McGavock Pike for a distance of 1,202.54' to a point, thence continuing along said right of way with a curve to the left, having a radius of 1,175.92' and a length of 570.73' to a point, thence leaving the right of way of McGavock Pike, N 60 deg. 39'21" W for a distance of 369.92' to a point, thence with a curve to the right having a radius of 1,243.24' and a length of 1,365.30' to a point, thence N 02 deg. 15'55" E for a distance of 272.86' to a point, thence N 78 deg. 43'42" E for a distance of 383.15' to the point of beginning and containing therein 15.192 acres.

Proposed right of way for the relocation of McGavock Pike

Beginning at a point along the existing right of way of McGavock Pike and being 1,570.80' from the northeast property corner of Louise A. Miles as shown on Tax Map 134, parcel 13, in Davidson County, Tennessee, thence N 60 degrees 39' 21" a distance of 740.75' to a point, thence with a curve to the right, having a radius of 1,303.24' and a length of 1,431.19' to a point, thence N 02 degrees 15' 55" E a distance of 258.41' to apoint, thence N 78 degrees 43' 42" E a distance of 61.71' to a point, thence S 02 degrees 15' 55" W a distance of 272.86' to a point, thence with a curve to the left, having a radius of 1,243.24' and a length of 1,365.30' to a point, thence with a curve to the left, having a radius of 1175.92' and a length of 377.26' to the point of

beginning and containing therein 2.9699 acres.

Being a portion of a 122.04 acre tract lying west of State Asylum Road conveyed to Kenneth B. Miles and wife, Louise Mott Miles, by deed from G. P. Tyer and wife, Mary Hall Tyer, of record in Book 1151, page 218, Register's Office for Davidson County, Tennessee; the said Kenneth B. Miles having since died.

08154

THE NEXT REFERENCE

MAY 6 3 45 PM '92

DAVIDSON COUNTY, TN

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